GLICK, GOODLEY, DEIBLER & FANNING LLP

131 West Main Street, New Holland, PA 17557
P 717.354.7700 F 717.354.7712
WWW.NEWHOLLAND.LAW

Ashley A. Glick, Partner | ashley@newholland.law
Samuel A. Goodley III, Partner | sam@newholland.law
Patrick Deibler, Partner | patrick@newholland.law
Thomas A. Fanning, Partner | tom@newholland.law

October 15, 2026

John M. Geonnotti Estate
c/o Constance Szmczak
8767 Harper Point Drive,
Cincinnati OH 45249

RE: **Public Sale of 1734 Bowmansville Road, Mohnton, PA**

Dear Ms. Szmczak:

Regarding your upcoming public sale you scheduled, will work with you and Martin & Rutt Auctioneers to prepare the necessary Conditions of Sale. The Conditions of Sale is the agreement that provides the terms under which the estate's property will be sold. Assuming a bidder gives an acceptable bid at the sale, you and the successful bidder will sign the Conditions of Sale at the end of the sale, and this will become the agreement under which you will transfer the property. Included is a draft of the Conditions of Sale contract.

We will attend your public sale to answer questions that you or potential bidders may have, summarize the Conditions of Sale to the auction crowd, and ensure that the Conditions of Sale are properly executed after the high bidder is determined.

Enclosed is a copy of the Seller's Property Disclosure Statement. As executor of the Estate, you are required to disclose any known defects with the property. Please complete this form in its entirety and promptly return it to our office in the enclosed envelope. This Disclosure will become part of the Conditions of Sale that we prepare, and the auctioneer will make the Disclosure available to interested parties. In addition, you are required to complete and sign the enclosed Lead Based Paint disclosure. If you have any questions while completing these documents, please feel free to contact us.

Although most of the terms in the Conditions of Sale are tailored to the Estate's specific property, your Conditions of Sale will necessarily provide that the Estate will give clear title to the buyer at settlement. This requires that the Estate can satisfy any outstanding bank mortgages, private mortgages, or other encumbrances at settlement. If you are unsure whether you can give clear title, it is important that you let us know immediately. If necessary, we can conduct a title search on the property and let you know what is necessary to clear your title. The cost of a title search is typically $150-$200, and we would bill hourly for our work in reviewing the documents.

Your property is described in the Conditions by reference to your current deed. If your deed doesn't correctly describe what you're selling, for example, if you have added or divided any land from your property since you purchased it, or if you are selling less than all of the land described in your deed, please let us know as soon as possible.

When preparing the Conditions, unless you tell us otherwise, we will state that the Estate maintains fire insurance/coverage on the property, and that you will keep this coverage on the property through settlement.

Unless we state otherwise at the sale, the property must be vacant on the settlement date. Therefore, if the property is currently leased, you must properly terminate the lease prior to settlement. If you have any questions regarding this, please let us know.

Please do not hesitate to contact us if you have any questions regarding our fees or this letter. We look forward to continuing working with you.

Very truly yours,

Glick, Goodley, Deibler & Fanning, LLP

Thomas A. Fanning, Esquire

Enclosure
TAF/slw
cc: Martin & Rutt Auctioneers

CONDITIONS OF SALE

The terms and conditions of the present public sale, held November 14, 2026, (herein "Public Sale Date"), are as follows:

1. **SELLER**: This sale is held on behalf of the JOHN M. GEONNOTTI ESTATE, by Constance Szymczak, Executrix, OF 8767 Harper Point Drive, Cincinnati, Ohio 43249 with the Estate being the present owner of the Premises as hereinafter set forth.

2. **PREMISES**: The property to be sold (herein the "Premises") is commonly known as 1734 Bowmansville Road, Mohnton, Brecknock Township, Lancaster County, Pennsylvania 19540 and is more particularly described in the deed recorded in the Lancaster County Recorder of Deeds Office in Instrument No. 6279706.

3. **PURCHASE AND DOWN PAYMENT**: The auctioneer, Martin & Rutt Auctioneers shall take bids upon the Premises, and, in the event that the Premises is placed in the hands of the auctioneer for sale, the highest bidder on the Premises shall be the Purchaser of the Premises at the highest bid (herein "Purchase Price"). The highest bidder (herein "Purchaser") shall immediately thereafter execute and deliver to Seller the Purchaser's Agreement attached to these Conditions of Sale and shall pay Thirty Five Thousand ($35,000.00) as a down payment toward the Purchase Price as security for the performance of the terms and conditions of these Conditions of Sale and Purchaser's Agreement. Purchaser acknowledges that the down payment shall be paid to the Seller and shall not be held in escrow. Checks for the down payment will be deposited the next business day. Post-dated or undated checks shall be conclusively deemed to be dated on the date of this sale. The Purchaser further acknowledges that the Premises is not being sold subject to the ability of the Purchaser to obtain any financing for the purchase thereof.

4. **REBIDDING**: If any dispute arises among bidders, the Premises shall immediately be put up for renewal bidding by the auctioneer.

5. **TITLE**: The balance of the purchase money shall be paid at settlement, as hereinafter set forth, upon which payment the Seller shall convey to the Purchaser, by special warranty deed prepared at the Purchaser's expense, good and marketable fee simple title to the Premises insurable without exception at regular rates by a title insurance company of Seller's choice licensed to do business in the Commonwealth of Pennsylvania, free and clear of liens and encumbrances except as noted in these conditions, but subject to existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim, and spouting over property boundaries, or encroachments of any kind within the legal width of public highways, and subject to all easements, encumbrances, or encroachments which would be apparent upon reasonable physical inspection of the Premises. This Paragraph 5 only sets forth the quality of title to be conveyed by the Seller to the Purchaser. Nothing herein shall be construed as obligating the Seller to provide any title search, or title insurance, at the Seller's expense. The costs of any title search and title insurance desired by the Purchaser shall be the sole responsibility of the Purchaser, as set forth in Paragraph 7 hereof.

If Seller is unable to convey title of the quality set forth above on or before the Settlement Date, Seller may extend the Settlement Date for up to one hundred twenty (120) days (the "Title Extension Period") by providing written notice to Purchaser. If Seller declines to extend the Settlement Date or is unable to cure the title matters during any Title Extension Period, Purchaser may (1) take such title as Seller can give or (2) terminate this Agreement. If Purchaser elects the option to terminate this Agreement, Seller will return to Purchaser all payments made to Seller on account of the Purchase Price and reimburse Purchaser for all

reasonable and actual costs incurred for title searches and examinations, appraisals, inspections, and preparation of settlement documents. This Agreement and all obligations hereunder will terminate upon Seller's return and payment of the above amounts.

6. **SETTLEMENT**: Settlement shall be held at the Law Offices of Glick, Goodley, Deibler & Fanning, LLP, 131 West Main Street, New Holland, Pennsylvania 17557, or at such other place as Purchaser may elect in Lancaster County on January 13, 2027 (herein "Settlement Date"), or before if Purchaser and Seller mutually agree, which time shall be of the essence of this Agreement. Possession of the Premises shall be given to Purchaser at settlement subject to any existing leases, which will be assigned to Purchaser at settlement. Formal tender of deed and purchase money are waived.

On or before the tenth (10^{th}) day following the Public Sale Date, Purchaser shall engage the services of an attorney and/or title company to prepare all documents to be executed at Settlement and to conduct Settlement.

7. **COSTS**: The costs related to this public sale, and the settlement on the Premises, shall be paid as follows:

(a) Purchaser shall provide and pay:

(i) All required state and local realty transfer taxes.

(ii) Any survey, if desired or required by Purchaser, other than a survey required to provide Seller with an adequate legal description.

(iii) Any and all disbursement fees, escrow fees, service fees, or similar fees or costs, purported to be charged against Seller by any title company or attorney holding settlement for the Premises, unless expressly contracted for in writing by the Seller.

(iv) The cost of any title search at regular rates, title insurance, certification of title, examination of title, and title company or settlement services.

(v) Preparation of other documents, including, but not limited to, deed, mortgage, and bill of sale for personal property, if any, and all fees incurred at settlement, including attorney fees, tax certification fees, disbursement fees, recording fees, or settlement fees, whether purported to be billed against Purchaser or Seller, unless expressly contracted for in writing by Seller.

(b) Seller shall provide or pay for:

(i) Acknowledgements to deed.

(ii) Water and sewer rent, if any, through the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser.

(iii) A legally adequate description and preparing, obtaining, and/or recording releases or other documents or surveys reasonably required in order to make Seller's title to the Premises insurable at regular rates by a title insurance company of Seller's choice licensed to business in the Commonwealth of Pennsylvania.

(c) Real estate taxes upon the Premises shall be apportioned on a fiscal basis to the earlier of the Settlement Date, or the date of prior delivery of possession to Purchaser. However, if the Premises is subject to any preferential assessment via the Pennsylvania Clean and Green Act or otherwise and Purchaser does not continue such preferential assessment program at settlement or thereafter, Purchaser will be solely responsible for any rollback taxes, interest penalties, or other charges that accrue as a result of such discontinuance, regardless of the reason for the same, but only those rollback taxes that are allocated to the Premises itself and not to any other properties that the Premises was enrolled together with.

8. **REJECTION OF BIDS**: Seller reserves the right to reject any and all bids. Seller reserves the right to withdraw the Premises from sale, and/or to adjourn the sale to a future date or dates.

9. **EMINENT DOMAIN AND EASEMENTS**: The Seller represents that there are no pending and unsettled eminent domain proceedings, no appropriations by the filing of the State Highway plans in the Recorder's Office, and orders that have not been complied with from any governmental authority to do work or correct conditions affecting the Premises of which the Seller has knowledge; that no part of the Premises, except any part within utility reserve strips in developments or within legal limits of highways, is, or at settlement will be, subject to any easement for underground electric or telephone cable or sewer, gas, or water pipe serving other than this Premises, any petroleum products pipeline or public storm sewer, or any other easement, except such easements as may appear of record, such easements as may be disclosed by a reasonable inspection of the Premises, or which are noted in these Conditions. Any proceeding for condemnation or by eminent domain instituted against the Premises after the date hereof shall in no way affect Purchaser's obligation to purchase the Premises; provided that Purchaser shall receive credit for any proceeds, consideration, damages, or sums paid by any condemning authority as a result of such action if the same is paid prior to settlement. In the event that any such proceeds, consideration, damages, or sums are paid after the Settlement Date, Purchaser shall be entitled to receive the same. Seller shall be under no obligation to defend against or appear in any such action, provided that Seller provides Purchaser with notice of the institution of such action no later than 15 days after Sellers' receipt of notice thereof, and, in such event, Seller shall cooperate in Purchaser's defense of or appearance in such action, at Purchaser's expense.

10. **CONDITION OF PREMISES AND FIXTURES**: At settlement, the Premises and all its appurtenances and fixtures shall be in substantially the same condition as at present, except for the following: ordinary reasonable wear and tear; damages of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance; damages of any kind occurring after possession of the Premises has been given to the Purchaser; damages arising from any condition of the Premises existing on the Public Sale Date; and/or, damages of any kind arising from any taking of the Premises by eminent domain.

By execution of the Purchaser's Agreement, the Purchaser acknowledges that he has had a full and complete opportunity to inspect the Premises. ***The Premises is being sold unto Purchaser "AS IS", with no representation, guarantee or warranty regarding the condition of the Premises or any improvement or structure erected on the Premises, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, or any portion thereof.*** No representation is made or warranty given regarding the presence or absence of any hazardous or toxic substances, materials or wastes, or that the Premises is in compliance with any federal, state or local environmental laws or regulations.

In the event any repair or improvement to or any inspection or testing of the Premises is desired by the Purchaser or by any lender proposing to provide Purchaser with financing for the purchase of the Premises, the costs of any such repair, improvement, inspection, or testing shall be payable solely by the Purchaser. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such conditions upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including, but not limited to, insurance coverage and indemnification and hold harmless agreements. The Purchaser's Agreement shall not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

11. **REAL ESTATE SELLER DISCLOSURE ACT**: The Real Estate Seller Disclosure Law, 68 Pa. C. S. A Sections 7301-7315, exempts the personal representative of a decedent's estate and the trustee of a decedent's trust from the requirement that a seller of residential real estate complete a seller's property disclosure statement. If the estate nevertheless completes this seller's property disclosure statement, it is done by way of (1) disclosing any known defects and (2) otherwise as a courtesy without waiving any exemptions it may have.

12. **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 Premises AS IS, with no certification from Seller. Purchaser releases, quit-claims, and forever discharges Seller, 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 Premises. Seller has no knowledge concerning the presence or absence of Radon.

13. **ZONING**: The parties acknowledge that no representation whatsoever is made concerning zoning of the Premises, or the uses of the Premises that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Premises is satisfactory for his contemplated use thereof. The Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Disclosure Act of July 27, 1955, P.L. 288, §3, as amended and reenacted (21 P.S. §613).

14. **INCLUSIONS WITH PREMISES**: Included in this sale are all buildings, improvements, rights, privileges, and appurtenances to the Premises, including if any, but not limited to:

(a) Any water softening system;
(b) Any central air conditioning fixtures and systems;
(c) Radio and television aerials, masts, and mast and rotor equipment;
(d) Any gas, electric, heating, plumbing, lighting, or water fixtures and systems;
(e) Storm doors and windows, screen doors and fitted window screens;
(f) Any roller or Venetian blinds, curtain and drapery rods and hardware;

(g) Any laundry tubs, radiator covers, cabinets, awnings, or any other articles permanently affixed to the Premises, except as herein set forth.

No items of personal property are included in the sale of the Premises unless otherwise specifically set forth herein.

15. **EXCLUSIONS FROM PREMISES**: The following items are expressly excluded from the sale and will be removed from the Premises by Seller prior to settlement, the Premises to be restored to reasonable condition by Seller prior to settlement: None.

16. **FIRE INSURANCE**: Seller will continue in force the present insurance coverage upon the Premises until delivery of deed or possession to the Purchaser, whichever event shall first occur, and, in case of loss, will credit on account of the purchase price at settlement any insurance collected or collectible either by Seller, or any mortgagee, or other loss payee thereof. The Purchaser should inquire after the Premises is struck off concerning the amount of such insurance.

17. **USE AND OCCUPANCY**: Purchaser is responsible for (a) obtaining and paying for any desired or required use and occupancy permit, (b) obtaining and paying for inspections or certifications required by a governing authority to occupy or settle on the Premises, and (c) paying for and performing any repairs or improvements required by such permits, inspections, or certifications. Seller will cooperate with Purchaser's attempts to comply with any such governmental requirements prior to settlement.

18. **PURCHASERS' DEFAULT**: In case of noncompliance by the Purchaser with any term of these Conditions, the Seller has the option, in addition to all other remedies provided by law or at equity, to exercise any one or more of the following remedies:

(a) To retain the Purchaser's down money as liquidated damages, regardless of whether or not, or on what terms, the Premises is retained or resold; or
(b) To resell the Premises, at public or private sale, with or without notice to the Purchaser, and hold the Purchaser liable for the actual loss resulting from such resale, including attorneys' fees and costs incurred by Seller as a result of Purchaser's default. Seller may retain the down money paid hereunder as security for payment of such loss.

19. **SUMMARY OF CONDITIONS**: The Purchaser acknowledged that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Premises, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Premises is being sold, agreeing to be bound by the full terms and conditions as set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Premises, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Premises.

20. **PARTIES BOUND**: These Conditions of Sale and the Purchaser's Agreement made hereunder shall be binding upon the parties hereto and their respective heirs, successors, personal representatives and assigns.

21. **CONSTRUCTION**: All references to the highest bidder, Buyer or Purchaser contained herein shall be deemed to refer to all Purchasers, jointly and severally, whether referred to in the singular or plural, or masculine or female, form.

22. **ASSIGNMENT**: Either party may assign this agreement, in whole or in part, and its interest and rights hereunder, without the other party's prior consent, for the purpose of effecting a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986 and PA Act 53 of 2022, as amended. Otherwise, Purchaser may not assign these Conditions of Sale, in whole or in part, without first obtaining the written approval of Seller.

23. **INTENT**: This Agreement represents the whole Agreement between the parties, and any representations concerning the Premises, or otherwise, made prior to the execution of the Purchaser's Agreement, are hereby superseded by this Agreement.

24. **AMENDMENT**: No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

25. **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 these Conditions of Sale 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 these Conditions of Sale, 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.

26. **SEVERABILITY**: If any provision of these Conditions of Sale or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of these Conditions of Sale 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.

27. **EXECUTION IN COUNTERPART OR BY FASCIMILE OR ELECTRONICALLY:**
This Agreement may be executed by facsimile or electronically and/or in counterparts, each of which shall be deemed an original Agreement and when combined shall constitute one Agreement.

IN WITNESS WHEREOF, the Seller has executed these Conditions of Sale, intending to be legally bound hereby, on the day and year first above written.

John M. Geonnotti Estate

By:_____
Constance Szymczak, Executrix

c/o Thomas A. Fanning, Esquire
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
131 West Main Street
New Holland, PA 17557
717-354-7700

PURCHASER'S AGREEMENT & RECEIPT

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 Premises, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions was read prior to commencement of bidding for the Premises. If more than one Purchaser signs, each are jointly and severally liable.

Purchaser agrees to purchase the Premises described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of _____

_____ ($_____) Dollars.

If Purchaser fails to make settlement as required in the Conditions of Sale, Purchaser 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 Premises by Seller, whether by private or public sale, and with or without notice to Purchaser by filing an Affidavit of Default under the terms hereof, together with interest at the rate of Ten Percent (10%) per year, and together with costs of suit plus a collection fee equal to the greater of (1) Ten Percent (10%) of the amount then due and (2) Ten Thousand Dollars ($10,000). In doing so, Purchaser releases all errors and waives an appeal, stay of execution, appraisement, and exemption laws of any state now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of any Purchaser.

Purchasers execute this Agreement on November 14, 2026, intending to be legally bound hereby.

Purchaser 1 Sign:_____ Address:_____

Purchaser 1 Print:_____ _____

Purchaser 2 Sign: _____ Phone:_____

Purchaser 2 Print: _____ Email: _____

The undersigned acknowledges that Purchaser paid Seller the sum of Thirty Five Thousand Dollars ($35,000.00) representing the down payment for the purchase of the Premises.

GLICK, GOODLEY, DEIBLER & FANNING, LLP

By: _____
Thomas A. Fanning, Esquire, Attorney for Seller
Law Firm of Glick, Goodley, Deibler & Fanning, LLP
131 West Main Street, New Holland, PA 17557
717-354-7700

SELLERS PROPERTY DISCLOSURE STATEMENT

1734 Bowmansville Road, Mohnton, PA

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not by itself a material defect.

The Real Estate Seller Disclosure Law, 68 Pa. C. S. A Sections 7301-7315, exempts the personal representative of a decedent's estate and the trustee of a decedent's trust from the requirement that a seller of residential real estate complete a seller's property disclosure statement. If the estate nevertheless completes this seller's property disclosure statement, it is done by way of (1) disclosing any known defects and (2) otherwise as a courtesy without waiving any exemptions it may have.

1. **SELLER'S EXPERTISE**: Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the Premises and its improvements except as follows:

2. **OCCUPANCY**: Do you, Seller, currently occupy this property? _____ Yes _____No
If "no", when did you last occupy the property?

3. **ROOF**:
(a) Date roof installed: _____ Documented? _____ Yes_____ No
(b) Has the roof been replaced or repaired during your ownership? _____ Yes ____ No
If yes, were the existing shingles removed? _____ Yes _____ No
(c) Has the roof ever leaked during your ownership? _____ Yes _____ No
(d) Do you know of any problems with the roof gutters or down spouts?_____ Yes _____ No
Explain any "yes" answers that you give in this section:

4. **BASEMENTS AND CRAWL SPACES:** (Complete only if applicable):
(a) Does the property have a sump pump? _____ Yes _____ No _____ Unknown
(b) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? _____ Yes _____ No. If "yes", describe in detail:

(c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? _____ Yes _____ No. If "yes", describe the location, extent, date and name of the person who did the repair or control effort:

5. TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS:

(a) Are you aware of any termites/wood destroying insects, dry-rot or pests affecting the property? _____ Yes _____ No

(b) Are you aware of any damage to the property caused by termites/wood destroying insects, dry-rot or pests? _____ Yes _____ No

(c) Is the Premises currently under contract by a licensed pest control company? _____ Yes _____ No

(d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? _____ Yes _____ No

Explain any "yes" answers that you give in this section:

6. STRUCTURAL ITEMS:

(a) Are you aware of any past or present water leakage in the house or other structures? _____ Yes _____ No

(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? _____ Yes _____ No

(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Premises? _____ Yes _____ No

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done if known:

7. ADDITIONS / REMODELS: Have you made any additions, structural changes, or other alterations to the Premises? _____ Yes _____ No If "yes", describe:

8. WATER AND SEWAGE:

(a) What is the source of your drinking water? _____ Well on Property _____ Public Water _____ Community Water System _____ Other (explain):
If public, water service provider is _____

(b) If your drinking water source is not public:
When was your water last tested?_____
What was the result of the test? _____
Is the pumping system in working order? _____ Yes _____ No. If "no", explain:

(c) Do you have a softener, filter or other purification system? _____ Yes _____ No
If yes is the system _____ Leased _____ Owned?

(d) What is the type of sewage system? _____ Public Sewer _____ Private Sewer _____ Septic Tank _____ Cesspool _____ Other (explain):
If public, sewage service is provided by_____

(e) Is there a sewage pump? _____ Yes _____ No.
If "yes", is it in working order? _____ Yes _____ No

(f) When was the septic system or cesspool last serviced? _____

(g) Is either the water or sewage system shared? _____ Yes _____ No. If "yes", explain:

(h) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? _____ Yes _____ No. If "yes", explain:

9. PLUMBING SYSTEM:

(a) Type of plumbing: _____ Copper _____ Galvanized
_____Lead _____ PVC _____ Unknown _____ Other (explain):

(b) Are you aware of any problems with any of your plumbing fixtures (e.g. including but not limited to: kitchen, laundry or bathroom fixtures; wet bars; hot water heater; etc.)?
_____ Yes _____ No. If "yes" explain:

10. HEATING AND AIR CONDITIONING:

(a) Type of air conditioning: _____ Central Electric _____ Central Gas
_____Wall _____ None. Number of window units included in sale: _____
Location of window units included in sale, if any: _____
(b) List any areas of the house that are not air-conditioned:
(c) Type of heating: _____ Electric _____ Fuel Oil _____ Natural Gas _____ Other (explain):

(d) List any areas of the house that are not heated: _____

(e) Type of water heating: ____ Electric ____ Gas ____ Solar ____ Other (explain):

(f) Are you aware of any underground fuel tanks on the property? _____ Yes ____No
If "yes", describe:

(g) Are you aware of any problems with any item in this section? _____ Yes _____ No
If "yes", explain:

11. ELECTRICAL SYSTEM:

Are you aware of any problems or repairs needed in the electrical system?
_____ Yes _____ No. If "yes," explain:

12. OTHER EQUIPMENT & APPLIANCES INCLUDED IN SALE: (Complete only if applicable)

(a) _____Electric Garage Door Opener. Number of Transmitters _____
(b) _____Smoke Detectors. How many? _____ Locations:

(c) _____Security Alarm System _____ Owned _____ Leased.
Lease Information:
(d) _____Lawn Sprinkler # _____. _____ Automatic Timer
(e) _____Swimming Pool _____ Pool Heater _____ Spa/Hot Tub
Pool/Spa Equipment (list):

(f) _____Refrigerator _____Range _____Microwave Oven _____Dishwasher
_____Trash Compactor _____Garbage Disposal
(g)_____Washer _____Dryer
(h)_____Intercom
(i) _____Ceiling fans Number: _____ Location: _____
(j) Other: _____

Are any items in this section in need of repair or replacement?
_____ Yes _____ No _____ Unknown. If yes, explain:

13. LAND (SOILS, DRAINAGE, AND BOUNDARIES):

(a) Are you aware of any fill or expansive soil on the Premises? _____ Yes _____ No

(b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Premises? _____ Yes _____ No

Note to Purchaser: The Premises may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (412) 941-7100.

(c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this Premises? _____ Yes _____ No

(d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?
_____ Yes _____ No

(e) Do you know of any past or present drainage or flooding problems affecting the property?
_____ Yes _____ No

(f) Do you know of any encroachments, boundary line disputes, or easements?
_____ Yes _____ No

Note to Purchaser: Most properties have easements running across them from 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. Purchasers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records of the Recorder of Deeds Office for the county before entering into an Agreement of Sale.

(g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? _____ Yes _____ No

Explain any "yes" answers that you give in this section:

(h) Are you aware of any sinkholes that have developed on the property?
_____ Yes _____ No

Explain any "yes" answers that you give in this section:

14. HAZARDOUS SUBSTANCES:

(a) Are you aware of any underground tanks or hazardous substances present on the Premises (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), radon, lead paint, Urea Formaldehyde Foam Insulation (UFFI) etc? _____ Yes _____ No

(b) To your knowledge, has the property been tested for any hazardous substances?
_____ Yes _____ No

(c) Do you know of any other environmental concerns that might impact upon the Premises? _____Yes _____No

Explain any "yes" answers that you give in this section:

15. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS:

(Complete only if applicable) Type of Association, if any: _____Condominium

_____Cooperative _____ Homeowners Association _____ Other

Notice Regarding Condominiums and Cooperatives: According to Section 3407 of the Uniform Condominium Act [68 Pa.C.S. §3407 (relating to resale of units) and 68 Pa.C.S. §4409 (relating to resale of cooperative interests)], a Buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative. 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.

16. STORM WATER FACILITIES

(a) Do you know the location and condition of any basin, pond, ditch, drain, swale, culvert, pipe or other manmade feature of the land that temporarily or permanently conveys or manages storm water for the property?
_____ Yes _____ No_____ Unknown

(b) If the answer to (a) is yes, is the owner of this property responsible for the ongoing maintenance of the storm water facility?
_____ Yes _____ No _____ Unknown. If yes, explain:

17. MISCELLANEOUS:

(a) Are you aware of any existing or threatened legal action affecting the properly?
_____ Yes _____ No

(b) Do you know of any violations of federal, state, or local laws or regulations relating to this Premises? _____ Yes _____ No

(c) Are you aware of any public improvement, condominium or homeowner association assessments against the Premises that remain unpaid or of any violations of zoning, housing, building, safely or fire ordinances that remain uncorrected?
_____ Yes _____ No

(d) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against this Premises that cannot be satisfied by the proceeds of this sale? _____ Yes _____ No

(e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Premises? ____Yes _____ No

(f) Are you aware of any material defects to the Premises, dwelling, or fixtures which are not disclosed elsewhere on this form? _____ Yes _____ No. A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

Explain any "yes" answers that you give in this section:

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form that is rendered inaccurate by a change in the condition of the property following the completion of this form.

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

John M. Geonnotti Estate

By:_____
Constance Szymczak, Executrix

Date: _____

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing, as follows:

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller (check one below):

_____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

(c) Purchaser has received copies of all information listed above, if any.

(d) The Purchaser waives rights to be provided with the pamphlet *Protect Your Family From Lead In Your Home* concerning the dangers of lead poisoning.

(e) Purchaser has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

__X__ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

John M. Geonnotti Estate

By:_____
Constance Szymczak, Executrix