VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property:		
Buyer:		
Seller:		

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

Α.		Physical Aspects	V	N-	ND	
		<u> </u>	Yes	No	NR	
	1.	Non-dwelling structures on the Property	🗖			
		If yes, please describe:				
	2.	Current or past soil evaluation test (agricultural, septic, or otherwise)				
	3.					
	4.	, 0,				
	5.					
	6.	r · · · · · · · · · · · · · · · · · · ·				
	7.	Landfill operations or junk storage	🗖			
		□ Previous □ Current □ Planned □ Legal □ Illegal				
		Drainage, grade issues, flooding, or conditions conducive to flooding				
		Gravesites, pet cemeteries, or animal burial pits				
). Rivers, lakes, ponds, creeks, streams, dams, or springs				
	11.	. Well(s)	🗖			
		☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no				
		depth; shared (y/n); year installed; gal/min				
	12.	2. Septic System(s)	🗖			
		If yes: Number of bedrooms on permit(s)				
		Permit(s) available? \square yes \square no \square NR				
		Lift station(s)/Grinder(s) on Property? \square yes \square no \square NR				
		Septic Onsite? ☐ yes ☐ no ☐ Details:				
		Tank capacity				
		Repairs made (describe):				
		Tank(s) last cleaned:				
		If no: Permit(s) in process? \square yes \square no \square NR				
		Soil Evaluation Complete? ☐ yes ☐ no ☐ NR				
		Other Septic Details:				



			Yes	No	NR
	13.	. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:			
B.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search	🗖		
	2.	Copy of deed(s) for property	🗖		
	3.	Government administered programs or allotments			
	4.	Rollback or other tax deferral recaptures upon sale			
	5.	Litigation or estate proceeding affecting ownership or boundaries			
	6.	Notices from governmental or quasi-governmental authorities related to the property.			
		Private use restrictions or conditions, protective covenants, or HOA			
	8	Recent work by persons entitled to file lien claims	- _		
		If yes, have all such persons been paid in full		_	_
		If not paid in full, provide lien agent name and project number:		_	_
		Jurisdictional government land use authority:			
	٦.	County: City:			
	10	. Current zoning:			
	11	. Fees or leases for use of any system or item on property			
		. Location within a government designated disaster evacuation zone (e.g.,	—		_
	12.	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)	🗖		
	13.	. Access (legal and physical) other than by direct frontage on a public road			
		Access via easement.	🗖		
		Access via private road			
		If yes, is there a private road maintenance agreement? \square yes \square no	—	_	_
		14. Solar panel(s), windmill(s), cell tower(s)	🗖		
		If yes, please describe:		_	_
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available	П		П
		Approximate acreage:	—	_	_
	3	Wooded Acreage; Cleared Acreage			
	4.		П		
		Public or private use paths or roadways rights of way/easement(s)		_	_
	٥.	Financial or maintenance obligations related to same			
	6	Communication, power, or other utility rights of way/easements		_	_
		Railroad or other transportation rights of way/easements		_	_
	8.	Conservation easement			
		Property Setbacks			
	٦.	If yes, describe:	🛥	_	_
	10	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)	- _		
		. Septic Easements and Repair Fields			
		. Any Proposed Easements Affecting Property			
		Beach Access Easement, Boat Access Easement, Docking Permitted			
	13.	If yes, please describe:	🛥	_	_

D.		Agricultural, Timber, Mineral Aspects	Yes	No	NR
	1	Agricultural Status (e.g., forestry deferral)			
		Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		_	ā
	_,	If ves, describe in detail:		_	_
	3.	If yes, describe in detail: Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)			
		If yes, describe in detail:			
	4.	Farming on Property: owner or tenant			
		Presence of vegetative disease or insect infestation			
		Timber cruises or other timber related reports			
		Timber harvest within past 25 years			
		If yes, monitored by Registered Forester?			
		If replanted, what species:			
		Years planted:			
	8.	Harvest impact (other than timber)			
		If yes, describe in detail:			
Е.		Environmental Aspects			
L.		Environmental Aspects			
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			
	2.	Underground or above ground storage tanks			
		If yes, describe in detail:			
	3.	Abandoned or junk motor vehicles or equipment of any kind			
		Past illegal uses of property (e.g., methamphetamine manufacture or use)			
	5.	Federal or State listed or protected species present			
		If yes, describe plants and/or animals:			
	6.	Government sponsored clean-up of the property			
	7.				
	8.	Previous commercial or industrial uses			
	9.	Wetlands, streams, or other water features			
		Permits or certifications related to Wetlands			
	Conservation/stream restoration.				
	10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)				
		If yes, describe in detail:			
	11.	The use or presence on the property, either stored or buried, above or below ground, of			
		i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material			
		If yes, describe in detail:			
		ii. Other fuel/chemical			
		iii. Paint □ Lead based paint □ Other paint/solvents			
		iv. Agricultural chemical storage			
F.		<u>Utilities</u>			
		Check all gurrantly available on the Property and indicate the provider			
		Check all currently available on the Property and indicate the provider.			
		Water (describe):			<u>—</u>
	Sewer (describe):				
		Gas (describe):			_
		Electricity (describe):			_
	— (Cable (describe):			_

☐ Fiber Optic (describe ☐ Telephone (describe ☐ Private well (describe ☐ Shared private well ☐ Hauled water (descri	c (describe):ee]:ee):				
	Explanation Sheet for e item in the first column (e.g.,			mn	
instructions. Identity a fine	tem in the first column (e.g.,	Life) and provide further	explanation in the second cold	11111.	
	Attach additiona	al sheets as necessary			
	A ASSOCIATION OF REALTO ADEQUACY OF THIS FORM				
Buyer:	Date:	Seller:	Date:		
Buyer:	Date:	Seller:	Date:		
Entity Buyer:	Entity Buyer:				
(Name of LLC/Corpo	(Name of LLC/Corporation/Partnership/Trust/Etc.)		(Name of LLC/Corporation/Partnership/Trust/Etc.)		
Ву:	By:				
Name:	Name:		Name:		
Title:		Title:			
Date		Date:			