

Undeveloped Land Disclosure

Instructions:

You must check one of the boxes for each of the questions on pages 1 and 2 of this form.

1. If you check "yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, etc. If owner fails to check "Yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees.
2. If you check "No" for any question, you are stating that you have no actual knowledge of a problem.
3. If you check "No Representation" ("NR" as seen below) the owner is acknowledging that they do not have the current knowledge necessary to answer the questions with either a "Yes" or "No" response. Owner still has a duty to disclose information that is known at the time of the disclosure statement. "No

	Yes	No	NR
1. Any Environmental hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substances, materials or products including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mod, or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contaminations?			
2. Any abandoned wells or septic tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has there been any dumping on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any nuisances (noise, odor, smoke, etc.) affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any restrictions to the property use including deed restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there utility or other easements, shared driveways, party walls or encroachment from or on adjacent property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Any lawsuits, foreclosures, bankruptcy, tenancies, judgements, tax or other liens, proposed assessments or notice from any governmental agency that could affect title of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Any owners' association fees or "common area" expenses or assessments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Any flood hazards or is the property in a federally designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Has the existing timber on the property been sold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Any utility moratoriums that you are aware of?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Has the property passed a perk test?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Is natural gas available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Has natural gas been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is sewer available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Has sewer been brought to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Is water available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has water been brought to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of anything that may delay or prevent closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Including deed, tax, title or survey issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Is the property owned by more than one person?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If yes, are they all willing to sign appropriate documents to sell?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. In computing the property size, is the property line to the middle of the road (gross acreage) or is it computed as net acreage?

Site 104 - 2,450 SF
Site 106 - 4,600 SF

19. What is the current zoning for the property?

Commercial

If you answered "Yes" to any of the above questions, please use the space below for your explanation and or attach any relevant professional reports.

Currently working on building a retaining wall behind Lot 104 and installing water service lines to each building. Once completed, each building will have water and public sewer services within 10 feet of the structure. The water tap fee has already been paid. Sewer tap and impact fees will still need to be paid by the buyer (as the impact fee is calculated based on the building's use). Power, internet, and gas are available on-site. Buyer will be responsible for installing sidewalk, landscaping and irrigation for their building. CAM will cover the maintenance. CAM Fees for 2025: \$1.53/SF (includes a parking lot reserve fund for maintenance).

The Property Owners Association document contains all details regarding property restrictions. The buyer is responsible for thoroughly reviewing the document and providing a signed acknowledgment.

Property Address:

Sites 104 and 106 - Woodson Street, Greenville SC 29611

The property is currently:

Vacant ☒

Leased ☐

In an Estate ☐

In Foreclosure ☐

Owner's Name (s):

Paul Marshall

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owners Signature:

Paul Marshall

dotloop verified
02/24/25 3:02 PM EST
4MXK-YZOL-J6K1-YULI

Date: _____

Owners Signature:

Date: _____

Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement and has examined it before signing and understands that this is not a warranty by owner or owner's agent. This is not a substitute for any inspections that purchaser(s) may wish to obtain and that the representations made are by the owner and not the owner's agent(s) or subagent(s). It is encouraged to have a licensed home inspector or other professional inspect the property.

Purchaser Signature:

Date: _____

Purchaser Signature:

Date: _____

