



VACANT LAND DISCLOSURE

Reviewed 9/25/2025

In reference to the Listing Contract and/or Purchase Agreement dated February 1st, 2022, covering the real property at (address/APN/description) 140-08-601-013, the undersigned Buyer(s) and Seller(s) hereby agree that the referenced Listing and/or Sales Contract is subject to Seller(s) fully disclosing any and all conditions, whether past or present, known to Seller(s) which may materially affect the value and/or desirability of said property. This statement is not a warranty of any kind by Seller or any Agent representing Seller in this transaction and is not a substitute for any due diligence, inspections or warranties that Buyer may wish to obtain.

Type of Seller: ☐ Bank (financial institution); ☐ Asset Management Company; ☐ Owner; ☒ Other:
Court Appointed Administrator

Instructions to Seller: (1) Answer all questions; (2) Report known conditions affecting the property; (3) Attach additional pages with your signature if additional space is required; (4) Complete this form yourself; (5) If some items do not apply to your property, check N/A (not applicable).

1. Soils/Physical Conditions

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Sliding, settling, movement, upheaval or any soils or stability problems that have occurred on the property or in the immediate area?	☐	☒	☐
(b) Drainage or flooding problems?	☐	☒	☐
(c) Whether the property is located in a designated flood zone?	☐	☒	☐
(d) Any fill being added to the property?	☒	☐	☐
(e) Any need to add fill?	☐	☒	☐
(f) Whether the property lines are marked in any way?	☐	☒	☐
(g) Whether a survey of the property has been done?	☐	☒	☐
If Yes, is a copy available?	☐	☐	☒
Who ordered the survey? Present Owner _____ Other _____			
Date of the survey: _____			
(h) Any soils reports or percolation tests done on the property?	☐	☒	☐
If Yes, is a copy available?	☐	☐	☒
Who ordered the test(s)? Present Owner _____ Other _____			
Date of the test(s): _____			

Comments: There are piles of dirt on the subject, but signer is unaware of how they came to be on the property

DS Initial
RL RL
Seller(s) Initials

Buyer(s) Initials

2. Sewer System

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) The property being connected to a public sewer line?	☐	☒	☐
(b) A public sewer within 400 feet of the property?	☒	☐	☐
(c) Any need, notice or requirement to connect to public sewer?	☒	☐	☐
(d) A septic or other private system on or servicing the property?	☐	☒	☐
If Yes, is the location marked?	☐	☐	☒
Size of tank (in gallons) _____			
Date of the last professional septic service: _____			
(e) Any problems with the septic/sewer system?	☐	☐	☒

Comments: Signer BELIEVES that there is a sewer line in Nellis Boulevard but has not verified same.

3. Water System

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Any public service with a meter installed on the property? . .	☐	☒	☐
If Yes, are fees paid?	☐	☐	☒
Meter size: _____			
(b) A public line to the property boundary?	☐	☒	☐
(c) A well located on or servicing the property?	☐	☒	☐
If yes, type of well: ☐ private ☐ community ☐ commercial			
Is there a written and valid community well agreement?	☐	☐	☒
Is there a proper well permit?	☐	☐	☒
Date of last professional service: _____			
(d) A private water company servicing the property?	☐	☒	☐
(e) Any known problems affecting water supply or quality? . .	☐	☐	☒
(f) Any known requirement to connect to public water system?	☒	☐	☐

Comments: Signer BELIEVES that there is a water line in Nellis Boulevard but has not verified same.

DS Initial
 
 Seller(s) Initials

 Buyer(s) Initials

4. Other Utilities

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Electric service at the property boundary?	☒	☐	☐
If not, how far away?			
(b) Natural gas service at the property boundary?	☐	☒	☐
If not, how far away?			
(c) Telephone service at the property boundary?	☐	☒	☐
If not, how far away?			
(d) Propane tank on property?	☐	☒	☐
Date of last professional service:			

Comments: There is a power line adjacent to property but signer has not verified service.

Signer BELIEVES that there is a gas line in Nellis Boulevard but has not verified same.

5. Zoning and Property Uses

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Existing zoning is <u>R-E</u>			
(b) Existing master plan zoning is <u>Business Employment</u>			
(c) Any adjoining property zoned or Master Planned for a different zone than the subject property?	☒	☐	☐
If yes, what zone? <u>Industrial and Residential</u>			
(d) Any proposed zone change requests within 600 feet of the property?	☐	☒	☐
(e) Any variance, use permit, special condition or restrictions on property that Buyer should be aware of?	☐	☒	☐
(f) Any violation of local, state or federal laws relating to the use of the subject property?	☐	☒	☐
(g) Any historical artifacts, burial grounds or mining operations that could affect the property?	☐	☒	☐
If yes, explain			
(h) Any easements or licenses affecting the property?	☒	☐	☐
(i) Any public access to the property?	☒	☐	☐
(j) Any private drives that affect the property?	☒	☐	☐
(k) Any walls or fences existing on the property lines?	☒	☐	☐
(l) Any existing encroachments?	☐	☒	☐
(m) Any agreements with third parties affecting the property?	☒	☐	☐

Comments: An easement over a 45' x 45' parcel in the SE corner of the property. A license over an area 450'x25' on southern edge of property, which pays a license fee of \$500/mo for 10 years.

DS Initial
 
 Seller(s) Initials

Buyer(s) Initials

6. Common Interest Community (“CIC”):

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Any Common Interest Community affecting the property? .	☐	☒	☐
(b) Any CC&R’s, bylaws or declarations?	☐	☒	☐
(c) Any periodic or recurring association fees?	☐	☒	☐
If Yes, are the CIC fees current?	☐	☐	☒
How much are the CIC fees? _____			
How are they paid: ☐ Monthly ☐ Annually ☐ Other _____			
(d) Any unpaid fines, assessments, liens, warnings or notices that may give rise to an assessment, fine or lien?	☐	☒	☐
(e) Any litigation, problems, or special assessments relating to the property or any common area?	☒	☐	☐
(f) Any other assessment affecting the property, such as SID or LID fees (excluding property taxes)?	☐	☒	☐

Comments: Nuisance lawsuit regarding a dog bite, in process.

DS Initial
RA RA
Seller(s) Initials

Buyer(s) Initials

7. Miscellaneous

Are you **aware** of any of the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Any environmental concerns that affect the subject property?	☐	☒	☐
(b) Any above ground or underground storage, waste, disposal of chemicals or buried items?	☐	☒	☐
(c) Any assessments that exist or are planned for the property?	☐	☒	☐
(d) Whether the property is on a fault line?	☐	☒	☐
(e) Is the property subject to a Private Transfer Fee obligation?	☐	☒	☐
(f) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health?	☐	☒	☐
(g) Any other facts or conditions that could affect the property or its intended use?	☐	☒	☐

Comments: _____

The parties named below acknowledge that they have been advised of appropriate disclosures prior to signing a Listing Contract and/or Purchase Agreement and should seek legal and tax advice prior to signing, if not understood.

Dated: 1/31/2022 | 2:07 PM PST 9/25/2025 | 11:41 AM PDT

DocuSigned by: Robert Ansara
 Signed by: Robert Ansara
 Seller Nhu Tran Foundation 546C19AE5C24466...

Seller _____

Received this date: _____

Buyer _____

Buyer _____

Initial
 RA
 Seller(s) Initials

Buyer(s) Initials