

Seller(s) Name: Old Bay Road LLC and/or assigns

Date Purchased: 6-14-1979 by Inheritance

Property Address: Tax ID: 334-20.09-215.00

## SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT VACANT LAND ZONED FOR RESIDENTIAL USE ONLY

## State of Delaware

Approved by the Delaware Real Estate Commission 5/11/17 (effective 10/1/17)

updated as	neces	e made on this Report, which has been approved by the Delaware Real Estate Commission, and shall be sary for any material changes occurring in the property before final settlement. This Report shall be given Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller						
shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures								
		ware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Selle						
or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to								
obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property								
		duyer prior to the Buyer making an offer; material defects developed after the offer was made but						
		odate of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or						
		which occur after settlement. State websites containing helpful information include: Office of State						
_		ation <u>www.stateplanning.delaware.gov</u> , Delaware Department of Natural Resources and Environmental <u>na.delaware.gov</u> , Delaware Division of Public Health <u>www.dhss.delaware.gov</u> /dhss/dph, Delaware State						
	-	der Registry www.sexoffender.dsp.delaware.gov and other agencies listed on www.delaware.gov.						
T Office Sex	Onen	Togisti) "WW.solottender.dsp.deraware.go-						
	1							
Yes No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section VIII.						
		I. OCCUPANCY						
>	(	1. Is the property encumbered by a ( lease), ( option to purchase), or ( first right of refusal)? If Yes, describe in VIII.						
		II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS						
×	,	2. Is the property subject to any deed restrictions? If Yes, describe in VIII.						
×	2	3. Is the property part of a condominium or other common ownership?						
	1	4. If #3 is Yes, Seller warrants that the property ( is) or ( is not) exempt from providing the buyer with a <b>Public Offering Statement</b> as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the						
-	NA	Delaware Code, The Delaware Uniform Common Interest Ownership Act. If not exempt, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in						
Page 1 of I	Prop	erty Address: Tax ID: 334-20.09-215.00						
	_	Albert Seller's Initial Albert Buyer's Initials Buyer's Initials						

Chapter 25, Title 6 of the Delaware Code, requires a Seller of vacant land zoned for residential use, and marketed as appropriate for the construction of a dwelling for 1-4 families, to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. The

Yes	No	*	* Write in $U$ if Unknown or $NA$ if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section VIII.
		NA	the chain of title. As evidenced by signature below, buyer has received a copy of these documents.
	11	1-11	5. Is there a ( Homeowners Association), ( Condominium Association), ( Civic Association), or
	1		(Maintenance Corporation) included in the deed?
	X		6. Is there a capital contribution fee due by a new owner to the Association? If yes, how much?
		. 1	7. If #6 is Yes, are there any (fees), (dues), (assessments), or (bonds) involved?
		MA	If Yes, how much? and how often?
		1/1	Are they (Mandatory) or (Voluntary)?
	X		8. Is there any defect, damage, or problem with any common elements or common areas? If Yes, describe in
	/~		VIII.  9. Is there any condition or claim which may result in an increase in assessments or fees? If Yes, describe in
	X		VIII.
	4		10. Is architectural review required for the approval of any structure?
		-	11. Name of Association Representative:
	V		Phone #
	V		Representative E-mail Address:
	W		12. Are you aware of any unusual bonds or assessments for improvements that apply to this property or the
	A		surrounding area? If Yes, describe in VIII.
	X		13. Is the property subject to any agreements concerning affordable housing or workforce housing?
	N		14. Snow removal or deicing services on dedicated, public streets within the community are the responsibility
	A		of:
		016	The community Homeowners Association (HOA) pending the completion of the streets by the
		MA	developer or homebuilder and the acceptance of the State into their maintenance system, or
		MA	The community Homeowners Association (HOA).
		1	III. TITLE / ZONING INFORMATION
			15. Are you aware of any right-of-ways, easements, or similar matters that may affect the property? If Yes,
	X		describe in VIII.
	X		16. Are you aware of any shared maintenance agreements affecting the property? If Yes, describe in VIII.
	/		17. Are you aware of any variance, zoning, non-conforming use, or setback violations? If Yes, describe in
			VIII.
X			18. Has the variance or non-conforming use expired or would not be transferable? If Yes, describe in VIII.
4			19. Are there any unpaid assessments? If Yes, indicate amount
			20. Do you have knowledge of any future assessments? If Yes, describe in VIII.
	<b>&gt;</b>		
		11/14	21. Does the amount owed on your mortgages and other liens exceed the estimated value of the property?
		MA	22. If Yes, are additional funds available from Seller for settlement?
			23. Is your property owned (X In fee simple) or ( Leasehold) or ( Cooperative)?
		*	IV. MISCELLANEOUS
	100		24. Are you aware of any existing or threatened legal action affecting this property? If Yes, describe in VIII.
	1		25. Do you know of any violations of local, state, federal laws, or regulations relating to this property? If Yes
	×		describe in VIII.
	1	()	26. What is the type of trash disposal? (Private) (Municipal) or (Other).
		И	27. The cost of repairing and paving the streets adjacent to the property is paid for by:
			The property owner(s), estimated fees: \$
			Delaware Department of Transportation or the State of Delaware
			Delaware Department of Transportation or the State of Delaware  City/Town
			Delaware Department of Transportation or the State of Delaware  City/Town  Other
			Delaware Department of Transportation or the State of Delaware  City/Town Other Unknown
			Delaware Department of Transportation or the State of Delaware  City/Town  Other

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		MA	28. Is off street parking available for this property? If Yes, number of spaces available: 25 SITE PLAN  By Delaware Law, the builder contracting with an owner to build a new dwelling for one or two families must offer an option of purchasing an automatic fire sprinkler system or other requested fire suppression system. For more information ask your builder and visit: <a href="http://www.statefiremarshal.delaware.gov/pdfs/Home_Sprinkler_Brochure.pdf">http://www.statefiremarshal.delaware.gov/pdfs/Home_Sprinkler_Brochure.pdf</a> 29. Have you received notice from any local, state, or federal agencies requiring repairs, alterations, or
	X		corrections of any existing conditions? If Yes, describe in XVI.  30. Is there anything else you should disclose to a prospective Buyer because it may materially and adversely affect the property, e.g., zoning changes, road changes, proposed utility changes, threat of condemnation, noise, bright lights, odors, or other nuisances, etc.? If Yes to any, describe in XVI.
			V. ENVIRONMENTAL HAZARDS
	X		31. Are you aware of any present or previous underground storage tanks (UST) or toxic substances present on this property (structure or soil) such as PCB's, solvents, hydraulic fluid, petro chemicals, hazardous wastes, or others? If Yes, describe in detail in section VIII.  32. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If Yes,
2		,	describe in VIII.  33. Are there now or have there been any underground storage tanks on the property? For (heating fuel), (propane), (_X septic), or (Other). If Yes, describe locations in XVI  34. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
•	X		35. Is there any fill or expansive soil on the property? Mandowed Septic Filled Wicous Truction 36. Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? If Yes, describe in VIII.
	X		<ul><li>37. Is the property located in a flood zone?</li><li>38. Do you know of any encroachments, boundary line disputes, or easements affecting the property? If Yes, describe in VIII.</li></ul>
	X X X		
	X	***	<ul><li>39. Are there any tax ditches crossing or bordering the property?</li><li>40. Are there any swales crossing the property that are under the control of a Soil and Conservation District?</li><li>If Yes, describe in VIII.</li></ul>
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ADDITI	
were dir	ONAL INFORMATION  ected to this section to clarify an answer, or if you indicated there is a problem with any of the item agh VII, provide a detailed explanation below. Attach additional sheets if needed.
uestion Number	Additional Information
33	3 septic were filled in WicausTRUCTION SAND
44	Lead Pipes are maiked in the scruer/
18	PREVIOUSLY APPROVED SITE PLAN INCLUDED VARIANCE
	FOR FRONT & REAR SETBACK RELIEF. HAVE
	SINCE EXPIRED.
	-

## ACKNOWLEDGMENT OF SELLER

Seller has provided the information contained in this report. This information is to the best of Seller's knowledge and belief is complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto Seller's Broker and / or Cooperating Broker, if any, is / are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

SELLER System	92 Date 5/19/	2024 SELLER		Date
SELLER ROUNDS	Date 5/18/	SELLER	a i	Date
Date the contents of this Repo	ort were last updated:		· ·	
	ACKNO'	WLEDGMENT OF	BUYER	
an Agreement of Sale, Buyer / or appropriate City or Town	be areas of the proper er has received and rea may review the applic Plans showing plann	rty of which Seller had a signed copy of to cable Master Plan or ed land uses, zoning.	as no knowledge his report. Buye Comprehensive , roads, highways	and this report does not r understands that before signing Land Use Plan for the County and s, locations, and nature of current inderstood, an attorney should be
BUYER	Date	BUYER		Date

BUYER

Date

12/1/1/1