



VACANT LAND DISCLOSURE

In reference to the Listing Contract and/or Purchase Agreement dated December 29th, 2025, covering the real property at (address/APN/description) 019-661-10, 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:

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Drainage or flooding problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Whether the property is located in a designated flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Any fill being added to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Any need to add fill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Whether the property lines are marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Whether a survey of the property has been done?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, is a copy available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Who ordered the survey? Present Owner <u>X</u> Other _____			
Date of the survey: _____			
(h) Any soils reports or percolation tests done on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, is a copy available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Who ordered the test(s)? Present Owner _____ Other _____			
Date of the test(s): _____			

Comments: AMARGOSA Valley Town Site Address 1640 N. Valley View Blvd 89020


 Initial: RPM
 Seller(s) Initials

Buyer(s) Initials

2. Sewer System

Are you aware of any of the following:

(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?

	Yes	No	N/A
(a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: _____

3. Water System

Are you aware of any of the following:

(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?

	Yes	No	N/A
(a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, are fees paid?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meter size: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, type of well: <input type="checkbox"/> private <input type="checkbox"/> community <input type="checkbox"/> commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a written and valid community well agreement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a proper well permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of last professional service: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: _____


 Initials: **RPLM**
 Seller(s) Initials

Buyer(s) Initials

4. Other Utilities

Are you aware of any of the following:

	Yes	No	N/A
(a) Electric service at the property boundary?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If not, how far away? <u>ONSITE</u> <u>300AMP 4WIRE</u> <u>3phase 277/480VOLT</u>			
(b) Natural gas service at the property boundary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If not, how far away? <u>NO IDEA</u>			
(c) Telephone service at the property boundary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If not, how far away? <u>NO IDEA</u>			
(d) Propane tank on property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of last professional service: _____			

Comments: (a) Electric installed 5/2017 +/- ONSITE

5. Zoning and Property Uses

Are you aware of any of the following:

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

Comments: (i) yes, via ADJACENT DEDICATED PUBLIC RIGHT OF WAY ROADWAYS

 RPAM
Seller(s) Initials

Buyer(s) Initials

6. Common Interest Community ("CIC"):

Are you aware of any of the following:

- (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)?

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

Comments: _____


Seller(s) Initials

Initial
RPLM

Buyer(s) Initials

7. Miscellaneous

Are you aware of any of the following:

- (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?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
(a) Any environmental concerns that affect the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any above ground or underground storage, waste, disposal of chemicals or buried items?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Any assessments that exist or are planned for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Whether the property is on a fault line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is the property subject to a Private Transfer Fee obligation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Any other facts or conditions that could affect the property or its intended use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: 1/6/2026 | 12:10 PM PST


 Seller Mason Harvey Pres of Mason B Harvey, CHTD - M/M
 Amargosa Land Investors, LLC
 Robert P. Anderson - M/M


 Seller Robert P. Anderson - M/M
 Amargosa Land Investors, LLC

Received this date: _____

Buyer _____


 Initial
 Seller(s) Initials
 RPAM

Buyer _____

Buyer(s) Initials _____