



## VACANT LAND DISCLOSURE

In reference to the Listing Contract and/or Purchase Agreement dated 04/05/2020, covering the real property at (address/APN/description) 840 W Flamingo Blvd Apt APM 001-1A-001-000 A - 601-004 Mesquite, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Whether a survey of the property has been done? <u>PLAT MAP</u>	<input checked="" type="checkbox"/>	<input 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 _____ 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Who ordered the test(s)? Present Owner _____ Other _____			
Date of the test(s): _____			

Comments: \_\_\_\_\_

AG  
Seller(s) Initials

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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? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) A public sewer within 400 feet of the property? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Any need, notice or requirement to connect to public sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) A septic or other private system on or servicing the property? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, is the location marked? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Comments: \_\_\_\_\_

**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? . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, are fees paid? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Meter size: _____			
(b) A public line to the property boundary? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) A well located on or servicing the property? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, type of well: <input type="checkbox"/> private <input type="checkbox"/> community <input type="checkbox"/> commercial			
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Date of last professional service: _____			
(d) A private water company servicing the property? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Any known problems affecting water supply or quality? . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Any known requirement to connect to public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: \_\_\_\_\_

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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? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If not, how far away? <u>TO THE PROPERTY</u>			
(b) Natural gas service at the property boundary? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If not, how far away? .....			
(c) Telephone service at the property boundary? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If not, how far away? <u>TBT</u>			
(d) Propane tank on property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date of last professional service: .....			

Comments: \_\_\_\_\_

#### 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>CR-2 AND PUD</u>			
(b) Existing master plan zoning is <u>CR-2 AND PUD</u>			
(c) Any adjoining property zoned or Master Planned for a different zone than the subject property? ..... <u>TBD</u> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what zone? .....			
(d) Any proposed zone change requests within 600 feet of the property? .....	<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? <u>FALCON RIDGE MASTER PLAN</u>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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: \_\_\_\_\_



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? .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any CC&R's, bylaws or declarations? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Any periodic or recurring association fees? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, are the CIC fees current? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
How much are the CIC fees? <u>\$518.23</u>			
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 checked="" type="checkbox"/>	<input 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: \_\_\_\_\_

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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? .....	<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: 9-7-2022

Andrea Glenn  
 Seller Pioneer Blvd Mesquite, LLC

\_\_\_\_\_  
Seller

Received this date: \_\_\_\_\_

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Buyer\_\_\_\_\_  
Buyer

AG  
 Seller(s) Initials

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Buyer(s) Initials