

SELLER VACANT LAND QUESTIONNAIRE ADDENDUM

(For use with C.A.R. Form VLQ, 11/06)

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This Addendum to the SELLERS VACANT LAND QUESTIONNAIRE (VLQ) concerns the vacant land real property situated in _____, County of San Diego, State of California, commonly described as _____, Assessor Parcel Number(s) _____. This Disclosure Statement is not required by statute. It is intended to aid Seller in providing disclosure of facts materially affecting the desirability or value of the property; and it is intended to assist Seller in satisfying terms of the purchase agreement. **IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR AGENT REPRESENTING SELLER IN THIS TRANSACTION.** This Disclosure Statement is not a substitute for any inspections or warranties Buyer may wish to obtain. Buyer is advised that Seller may not be aware of defects, conditions, governmental limitations, or other matters that may exist on, or affect, the property.

Section I. SELLER'S INFORMATION

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.**

SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check section II.

PROPERTY ZONE DISCLOSURES:

- Natural Hazard Zones (NHD):** Are you aware of the property being located in any of the following designated areas: Special Flood Hazard Areas; Potential Flooding (inundation) Areas; Very High Fire Hazard Zones; State Fire Responsibility Areas; Earthquake Fault Zones; Seismic Hazard Zones; or any other zone for which disclosure is required by law?
- Manufacturing, Commercial or Airport Use.** Is the property located in, or affected by, a zone or district allowing manufacturing, commercial or airport use?
- Military Ordnance.** Is the property located within one mile of a former military ordnance location?

ARE YOU (SELLER) AWARE OF...

Yes No

Yes No

Yes No

Explanation: _____

BOUNDARIES:

Fences:

Is the property fenced?

If yes, to the best of your knowledge, are the fences located:

- within the property lines;
 within the neighbors' property; or
 not sure.

Are you responsible for maintenance of the fence(s)?

ARE YOU (SELLER) AWARE OF...

Yes No

Yes No

Explanation: _____

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 1 of 4 pages.

Buyer's Initials (_____) (_____) Date: _____ Seller's Initials (_____) (_____) Date: _____

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION.

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Reviewed by Broker or Designee: _____
Date: _____

Phone:

Fax:

ZONING AND BUILDING ISSUES:

ARE YOU (SELLER) AWARE OF...

- 1. Any zoning violations, nonconforming uses, violations of "setback" requirements or other violations?
- 2. Any previous grading performed on the property, attempts to grade the property or any grading violations?
- 3. Are you aware of any previous attempts to subdivide or split the property?
- 4. Are you aware of any restrictions or moratoriums on division(s) of the property?
- 5. Are you aware of any previous attempts to obtain building permits for any structures on the property?
- 6. Are you aware of any restrictions or moratoriums on obtaining building permits for the property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Explanation: _____

OTHER CONDITIONS:

ARE YOU (SELLER) AWARE OF...

Damage to Property:

- 1. Part of the property subject to special governmental review such as hillside review, slope restrictions, design review, open space requirements, or conditions other than normal setbacks?
- 2. Current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings, or commercial casino development?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Explanation: _____

SUBDIVISION:

ARE YOU (SELLER) AWARE OF...

Subdivision:

- 1. Any attempts to subdivide or split the property?
- 2. Any restrictions or moratoriums on division(s) of the property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Building:

- 1. Any previous attempts to obtain building permits for any structures on the property?
- 2. Any restrictions or moratoriums on obtaining building permits for the property?
- 3. Any previous plans for the property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Explanation: _____

DEVELOPMENT OF PROPERTY:

ARE YOU (SELLER) AWARE OF...

Sewage and Waste Disposal:

- 1. The property within the sewer district?
- 2. Water/sewer district annexation/expansion fee paid?
- 3. Any septic system percolation and/or ground water tests on the property?
- 4. Any septic system approval from the County of San Diego Health Department or other governmental agency who has authority over the subject property?
- 5. Any need for an updated septic system approval from the County of San Diego Health Department or other governmental agency who has authority over the subject property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Explanation: _____

Water and Utilities:

- 1. Any water lines outside the boundaries of the property for which the owner is responsible for maintenance?
- 2. Any water lines on the property that are not maintained by the owner for which another entity may be responsible?
- 3. The property having a well? If "Yes," continue. If "No" go to Section II.
- 4. Who services the well? _____ Phone: _____
- 5. The well water being certified by the San Diego Department of Environmental Health as suitable for household consumption?
- 6. The well water being used for irrigation purposes only?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 2 of 4 pages.

Buyer's Initials () () Seller's Initials () ()

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Date: _____

7. The well ever being tested? If "Yes," continue and place answers in space provided.
If "No," go to number 14. Yes No
8. Dates the well was tested? _____
9. Productivity: _____
10. Potability: _____
11. Nitrate Levels: _____
12. Iron Levels: _____
13. Iron Bacteria Levels: _____
14. Approximately how deep? _____
15. The well having casing? Yes No
If "Yes," how far down? _____
16. A holding tank on site? Yes No
If "Yes," how many gallons? _____
17. A septic layout showing the relation of your septic field to the well? Yes No
If "Yes," please attach a copy of layout.
18. A fire district servicing the property? Yes No
If "Yes," what is the name of the fire district? _____
- Explanation: _____

ADDITIONAL INFORMATION. Use the following space to explain any preceding item on this Addendum that needs further explanation; or to disclose and explain any other information not previously requested which materially affects the value or desirability of the property: _____

Section II. SELLER LIMITATIONS AND CERTIFICATION

Seller may not be aware of all of the conditions affecting the property. The mere fact that Seller states he/she is unaware that a condition exists does NOT mean that the condition does not exist but only what the Seller himself/herself is aware of. Seller is answering the questions to the best of his/her knowledge. Many of the conditions may change over time. Seller does NOT guarantee any condition as it relates to the property. Buyer is strongly advised to research and verify all matters that are of importance to him/her.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: _____ Dated: _____

Seller: _____ Dated: _____

Section III. AGENTS' LIMITATIONS

LIMITATIONS. Agents do not obtain or evaluate the following:

1. Building permits (see Buyer's Advisory);
2. Building code compliance or violations on record;
3. Zoning designations, land use restrictions or suitability for improvements and further development;
4. Private roads, easements and related agreements;
5. Septic, sewer, and well permits;
6. Environmental risks;
7. Proximity to existing or proposed airports, railways, freeways, toxic waste sites, and high-tension power lines, or proximity to other considerations;
8. Crime statistics and related matters;
9. School locations, attendance areas, or statistics; and availability of other public services;
10. Neighborhood, cultural, and religious concerns;
11. Domestic or wild animal concerns;
12. Homeowner Association Documents. These documents are typically provided through the escrow company and contain important information relating to the fees, assessments, restrictions on ownership, and potential lawsuits. Buyer should read them carefully;
13. Megan's Law;
14. Service line distance issues;
15. Do not investigate physical conditions of the property;
16. Other Applicable Limitation(s) _____

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Page 3 of 4 pages.

Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____) _____

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Date: _____

Section IV. AGENTS' VERIFICATIONS

VERIFICATIONS. Agent **HAS NOT** and **WILL NOT** verify the representations made by others in connection with the transfer of the property. Buyer(s) is strongly urged to make his/her own inspection of the property and to consult with qualified professionals to assist with recommended or desired inspections or evaluations. Buyer(s) is strongly urged to ask questions of the Seller(s), of neighbors, or of other appropriate and qualified persons relating to matters that are of interest or concern to the Buyer(s).

Section V. BUYER ACKNOWLEDGEMENT

Buyer(s) and seller(s) should obtain professional advice and/or inspections of the property and provide for appropriate provisions in a contract between buyer(s) and seller(s) with respect to any advice/inspection defects.

California law requires Buyer to exercise reasonable care to protect himself/herself, including the evaluation of those facts which are known or within the diligent attention and observation of Buyer. It is the Buyer's responsibility to investigate the property. The disclosures in this Disclosure Statement are made by Seller(s) and not by the real estate agent.

For any special considerations such as schools, allergies or other health problems, or for religious or cultural concerns that relate to the property, it is Buyer's responsibility to ask Seller in writing, and/or otherwise independently satisfy himself/herself about the property(s) it relates to these considerations.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

(Buyer) (Buyer) (Date)

(Seller) (Seller) (Date)

Agent (Broker Representing Buyer) _____
(Please Print)

By: _____ Dated: _____
(Associate Licensee or Broker Signature)

Agent (Broker Representing Seller) _____
(Please Print)

By: _____ Dated: _____
(Associate Licensee or Broker Signature)

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Date: _____