

SELLER'S VACANT LAND DISCLOSURE FORM

1 This form is a disclosure of the conditions and information concerning the property located at
 2 23 PPF Way, Moundhouse, NV 89706 APN 01642406

3 SELLER may not possess expertise in construction, engineering or any other specific areas related to
 4 the condition or improvements on the property and the land. This statement is not a warranty of any
 5 kind by the SELLER or by any Agent representing the SELLER in this transaction and is not a substitute
 6 for any inspection to be performed by the BUYER.

7
 8 SELLER shall complete the form and answer all questions, disclose known conditions affecting the
 9 property and attach additional pages with SELLER's signature if additional space is needed. If items do
 10 not apply to the property, check N/A for not applicable.

11
 12 SELLER purchased the land on 1-5-2018

14 **SURVEY:**

15 Has the land been surveyed?

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

16 If yes year survey completed _____ Survey Company _____

17 Type(s) of survey _____

18 Is the Survey available?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

19 If yes, please attach survey

20 Is this Platted land?

[]	[<input checked="" type="checkbox"/>]	[]	[]
-----	---	-----	-----

21 If yes, is the certificate of survey complete?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

22 If yes, please attach survey

23 What type of survey _____

24 Are the corners marked?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

25 Are there any encroachments or boundary disputes?

[]	[<input checked="" type="checkbox"/>]	[]	[]
-----	---	-----	-----

27 **ENTITLEMENT:**

28 Tentative Map _____ Date _____

YES	NO	UNKNOWN	N/A
[]	[]	[]	[<input checked="" type="checkbox"/>]

29 Final Map _____ Date _____

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

30 Impact and / or Developer Fees?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

31 Is the land subdividable?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

33 **ASSESSMENTS:**

34 Are there any outstanding, deferred or pending assessments

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

35 or other similar charges against the property?

36 If yes, please describe _____

37 Dollar amount \$ _____

39 **EASEMENTS:**

40 Are there any legal and /or deeded access easements?

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

41 If yes, please describe _____

42 Are there any utility easements?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

43 Are there any drainage easements?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

44 Is there a possibility of prescriptive easements as a result of

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

45 existing use or historical use?

46 Are you aware of any building easement restrictions?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

47 Are you aware of any building envelopes?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

Property Address 23 PPF Way, Moundhouse, NV 89706

Seller (Signature) and Buyer (/) have read this page 1

SELLER'S VACANT LAND DISCLOSURE FORM

1	FLOODING:	YES	NO	UNKNOWN	N/A
2	Is any portion of the property located in an area subject to	[]	[]	[<input checked="" type="checkbox"/>]	[]
3	flood hazards?				
4	Is any portion of the property located in a designated wet	[]	[<input checked="" type="checkbox"/>]	[]	[]
5	land area?				
6	Has there ever been a flood on the property?	[]	[]	[<input checked="" type="checkbox"/>]	[]
7	If yes, please describe _____				
8	Have there ever been any drainage issues on the property	[]	[]	[<input checked="" type="checkbox"/>]	[]
9	or adjacent properties?				
10	If yes, please describe _____				
11					
12	SOILS / Surface Water:	YES	NO	UNKNOWN	N/A
13	Is there an existing soils report?	[<input checked="" type="checkbox"/>]	[]	[]	[]
14	Are you aware of any fill or material imported on the	[]	[]	[<input checked="" type="checkbox"/>]	[]
15	property?				
16	If so, was it engineered?	[]	[]	[]	[<input checked="" type="checkbox"/>]
17	Is report available?				[<input checked="" type="checkbox"/>]
18	Are you aware of contaminated surface or ground water?	[]	[<input checked="" type="checkbox"/>]	[]	[]
19	If yes, please describe _____				
20	Is there an existing soils report?	[]	[]	[]	[<input checked="" type="checkbox"/>]
21					
22	EARTHQUAKE:	YES	NO	UNKNOWN	N/A
23	Are there any known faults located under the property?	[]	[]	[<input checked="" type="checkbox"/>]	[]
24					
25	FIRE DAMAGE:	YES	NO	UNKNOWN	N/A
26	Has the property sustained damage as a result of fire?	[]	[<input checked="" type="checkbox"/>]	[]	[]
27					
28	MINING:	YES	NO	UNKNOWN	N/A
29	Is the land in proximity to former, current or proposed mines	[]	[]	[<input checked="" type="checkbox"/>]	[]
30	or gravel pits?				
31					
32	USE RESTRICTIONS:	YES	NO	UNKNOWN	N/A
33	Are you aware of any of the following restrictions or	[]	[]	[<input checked="" type="checkbox"/>]	[]
34	conditions that may limit or restrict the buyer's use and / or				
35	development of the property?				
36	Oral or written leases for crops, hunting, logging, oil, gas,	[]	[]	[<input checked="" type="checkbox"/>]	[]
37	mineral rights, etc?				
38	Any Sale, transfer or reservation of development, water or	[<input checked="" type="checkbox"/>]	[]	[]	[]
39	drainage rights?				
40	Encroachments, easements, zoning violations, non- conforming	[]	[]	[<input checked="" type="checkbox"/>]	[]
41	uses, or condemnations?				
42	Are you aware of any prohibited legal access to the property by	[]	[]	[<input checked="" type="checkbox"/>]	[]
43	vehicle from public roads?				
44	Are there any Truckee Meadows Regional Planning Authority	[]	[<input checked="" type="checkbox"/>]	[]	[]
45	restrictions of the property?				
46	Are there any slope restrictions?	[]	[]	[<input checked="" type="checkbox"/>]	[]
47					

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SELLER'S VACANT LAND DISCLOSURE FORM

1 USE RESTRICTIONS: CONTINUED

- 2 Any portion or features of the property co-owned or shared in
 3 common with other persons?
 4 Any pending or threatened litigation that could affect the
 5 property or the SELLER's ability to convey marketable title to the
 6 property

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]
[]	[<input checked="" type="checkbox"/>]	[]	[]

7 If any answer to any of the previous questions is "Yes" please explain. Attach additional signed pages, if
 8 necessary

9 _____
 10 _____
 11 _____
 12 _____
 13 _____
 14 _____

15 STORAGE TANK(S):

- 16 Are you currently, or have there been, any registered or
 17 unregistered storage tank(s) or materials above and /or below
 18 ground located on the property
 19 If "yes" please provide the following:

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

- 20 Type of tank(s) above and /or below ground? _____
 21 Location of the tank(s) _____
 22 Use of tank(s) _____
 23 Size of tank(s) _____

24 Do the below ground storage tank(s) have leak detection
 25 systems and overflow protection devices?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

26 Is monitoring performed to ensure that tank(s) are tight?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

27 If "yes" what type of monitoring is performed?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

28 Are there certificates of compliance and registrations posted at
 29 a conspicuous location on site?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

30 Is there stained ground around the fill port or vent pipe?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

31 Has a spill or leak ever occurred?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

32 If "yes" describe the circumstances and results

33 _____

34 Are there integrity tests reports available?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

35 Have tank(s) been filled or removed from property?

[]	[]	[]	[<input checked="" type="checkbox"/>]
-----	-----	-----	---

36

37 PCB:

- 38 Are there pole mounted transformers or other pole mounted
 39 electrical equipment on the property?
 40 Are there pad mounted transformers or other electrical
 41 equipment on the property?

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

42

43 PESTICIDES:

44 Is there or have been any storage or use of pesticides or weed
 45 killers on the property?

YES	NO	UNKNOWN	N/A
[]	[<input checked="" type="checkbox"/>]	[]	[]

46

47

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SELLER'S VACANT LAND DISCLOSURE FORM

1 COMMON INTEREST COMMUNITIES:

	YES	NO	UNKNOWN	N/A
2 Any "common area" (facilities like pools, tennis courts, walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 or other areas co-owned with others) or a property owners				
4 association which ha any authority over the property?				
5 Common Interest Community Declaratlon and Bylaws available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Property owners association financials and records available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Any property maintenance agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Any periodic or recurring association fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Any unpaid assessments, fines or liens, and any warnings or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 notices that may give rise to an assessment, fine or lien?				
11 Any litigation, arbitration, or mediation related to property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 or common area?				
13 Any assessments associated, or mediation related to property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 (excluding property taxes)?				
15 Any construction, modification, alterations or repairs made	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 without required approval from the appropriate authority?				
17 Common Interest Community board or committee or other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 governing entity?				
19 Any problems with water quality or water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

21 WATER RIGHTS:

	YES	NO	UNKNOWN	N/A
22 Are there any under ground water rights?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23 Are there any surface water rights?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24 Are there any ditch rights?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25 When? _____ By Whom? _____	Results			
26 Are the water rights to be sold with the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28 **Water Source:** York County

29 Municipal Community Well

30 Other Domestic Well

31 If Community Well: State Engineer Well Permit # _____

32 Revocable Permanent Cancelled

33 If Domestic Well

34 Last Quality _____ Quality _____ Depth _____

35 Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water

36 Resource for more information regarding the future use of existing well.

38 FARM AND RANCH:

	YES	NO	UNKNOWN	N/A
39 Are there agriculture rights to use the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40 Are there any differed agricultural taxes on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

42 WASTEWATER DISPOSAL:

	YES	NO	UNKNOWN	N/A
43 Is there an existing septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44 If "yes" Location of Lids _____				
45 Lids Uncovered?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46 Is Municipal Sewer available at the property line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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1 **WASTEWATER DISPOSAL: CONTINUED**

2 If "no", what is the distance to the closest municipal
3 sewer system?

YES	NO	UNKNOWN	N/A
[]	[]	[<input checked="" type="checkbox"/>]	[]

4 Has any percolation test been performed?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

6 **OTHER:**

7 Are any of the following presently existing at the boundary of
8 the property?

YES	NO	UNKNOWN	N/A
[<input checked="" type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[]	[]

9 Public Water system access?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

10 Private Water system access?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

11 Electric service access?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

12 Natural gas access?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

13 Telephone system access?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

14 Have any utility access charges been paid?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

15 If "yes" which charges have been paid NV ENERGY PAD

16 Are any of the following presently existing within the property?
17 Connection to electricity?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

18 Connection to natural gas services?

[<input checked="" type="checkbox"/>]	[]	[]	[]
---	-----	-----	-----

19 Any other connections or aspects of the property which materially
20 affect its value or use in an adverse manner?

[]	[]	[<input checked="" type="checkbox"/>]	[]
-----	-----	---	-----

21 Are there any other problems, items or issues that appear
22 environmentally suspicious that are not indicated above?

[]	[<input checked="" type="checkbox"/>]	[]	[]
-----	---	-----	-----

23 If the answer to any of the previous questions is "yes" please
24 explain. Attach additional signed pages, if necessary:

25 _____
26 NV ENERGY ELECTRIC PAD FOR
27 TRANSFORMER
28 _____
29 _____

30 SELLER represents that the information set forth in this disclosure statement is accurate and complete as of
31 dated completed.

32 SELLER agrees to promptly notify, in writing, BUYER of any material changes to the property which may occur
33 prior to close of escrow.

35 SELLER Keith Parson Date 10-3-24

37 SELLER [Signature] Date 10-3-24

39 BUYER _____ Date _____

41 BUYER _____ Date _____

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