## CALIFORNIA ASSOCIATION OF REALTORS®

## SELLER VACANT LAND QUESTIONNAIRE

(C.A.R. Form VLQ, 4/08)

Se	ller makes the following disclosures with regard to the	e real property d	escribed as 640 +/-	acres 143-100-04,17
	, Assessor's Parcel No. <u>143-100-04,17</u> unty of	,	, situated in	Doyle ("Property").
Co	unty of	Lassen	<u> </u>	
lic bro att	e following are representations made by the Seensee or other person working with or through oker is qualified to advise on real estate trans- corney.	Broker nave ne actions. If Selle	ot verified information r or Buyer desire legi	al advice, they should consult an
Pr	te to Seller: PURPOSE: To tell the Buyer about operty and help to eliminate misunderstandings about Answer based on actual knowledge and recoll Something that you do not consider material o Think about what you would want to know if you Read the questions carefully and take your times.	at the condition of ection at this time r significant may u were buying the e.	the Property.  be perceived differently e Property today.	by a Buyer.
of	the to Buyer: PURPOSE: To give you more informate the Property and help to eliminate misunderstanding.  Something that may be material or significant.  If something is important to you, be sure to pu.  Sellers can only disclose what they actually kr.  Seller's disclosures are not a substitute for you	is about the cond to you, may not b t your concerns a low. Seller may n ur own investigat	ation of the Property.  The perceived the same wand questions in writing (  The perceived the same wand questions in writing (  The perceived the same want of the perceived the same want of the same want of the perceived the per	ray by the Seller. (C.A.R. Form BMI). ial or significant items. s or common sense.
SI "'	ELLER AWARENESS: For each statement belov 'es" or "No." Provide explanations to answers in	the space prov	ided of attacil addition	INI COMMISSION WHEN ALLES AND ALLES
	1. Surveys, markers, stakes, pins or maps sho 2. Any unrecorded easement, encroachm affecting access to, or the boundaries of, the 3. Use of the Property, or any part of it, by purpose, including but not limited to, usin or egress, or other travel or drainage. 4. Leases, rental agreements, service contra the Property by others. 5. Use of any neighboring property by you. 6. The absence or limitation of legal or physicaxplanation:	ent or other of Property anyone other the gor maintaining cts, licenses, per all access to the F	nan you, with or withou roads, driveways or o	t permission, for any ther forms of ingress ents regarding use of Yes 21
_				
	Fill (compacted or otherwise), soil instability  8. Radon, methane or other gases, contamin the Property  9. Fuel, oil or chemical storage tanks above of the past or present treatment or eradication of explanation:	r, caves, mines, in the state of the soil or water or underground opests or odors.	, nazardous waste, or v	Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐
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he	copyright laws of the United States (Title 17 U.S. Code)	forbid the unauthor	rized	
ep	roduction of this form, or any portion thereof, by photocop ans, including facsimile or computerized formats. Co LIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIG	pyright © 2006-2	008, Seller's Initia	is ()() is ()()
	Q REVISED 4/08 (PAGE 1 OF 3)	401	Reviewed by	
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erty Address: <u>Doyle</u> ,	Date:
OVEDNIMENTAL:	ARE YOU (SELLER) AWARE OF
44 Agricultural use restrictions pursuant to the Williamson Act or other law	Yes 🗆 No
12. Whether the Property is in or adjacent to an area with Right to Farm rights	
43 Presence of any endangered, threatened "candidate" species, Wellands, NISTORIA	c artifacts of numerial
remains on the Property	Yes ☐ NO
4.4 And protected papital for plants, trees, animals of insects that apply to of could allect	
15. Conditions or laws that may affect the ability to place and/or use a manufactured hom	ne on the Property 🔲 Yes 🔂 No
48. Special taxes pursuant to the Mello - Roos Community Facilities Act. Improvement	Bond Act of 1915 of
other law	nning or gonoral plan
17. Ongoing or contemplated eminent domain, condemnation, annexation of change in 2	Yes 🗗 No
18. Existence or pendency of any rent control, occupancy restrictions or retrofit requirent could affect the Property	nents that apply to or
19. Existing or contemplated building or use moratorium that apply to or could affect the	Property ☐ Yes ☑ No
20. Current or proposed bonds, assessments, or lees that do not appear on the Property	☐ Yes ☐ No
or could affect the Property  21. Proposed construction, reconfiguration, or closure of nearby government facilities	or amenities such as
21. Proposed construction, reconfiguration, or closure of hearby government racinities	□ Yes □. No
cohoole harke roadwaye and traffic sidnais	
22. Existing or proposed government requirements affecting the Property (i) that tall	grass, blush or other
vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal	of cutting, or (iii) that
flammable materials be removed	Плез 🖸 по
xplanation:	
NATER-RELATED ISSUES:	ARE YOU (SELLER) AWARE OF
as Standing water flooding numbs underground water or water-related soil settili	ng or slippage on or
affecting the Property	☐ Yes 🗹 No
affecting the Property	les on or affecting the
Property	🗀 Yes 🗹 No
Explanation:	
LAplanation:	
	ARE YOU (SELLER) AWARE OF
UTILITIES AND SERVICES:	Tyes T No
25. Whether any of the following utilities or services are available ON the Property	ne □water □nas
If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation ☐ leach line	s
☐ electric ☐ telephone ☐ cable ☐ other If no, are you aware of the distance such utilities or services are from the Property?	□ Yes ☑ No
If no, are you aware of the distance such utilities or services are from the Property?	
Explanation:	
MADOVENEUTO.	ARE YOU (SELLER) AWARE OF
LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS:	
26. Diseases or infestations affecting trees, plants or vegetation on or near the Property	/ [ 163 [ 110
27. Diseases, infestation or other reason affecting the production of any agricultural	trees of crops on the
Property	Tes E No
28. Operational sprinklers or irrigation systems on the Property	Li Yes Li No
and the structures or improvements (such as pad, foundations, or shelter)	🗀 tes 🔁 No
Explanation:	
AUTION DODGE COMMISSION OF THE PROPERTY OF THE	ARE YOU (SELLER) AWARE OF
NEIGHBORHOOD:  30. Neighborhood noise, nuisance or other problems from sources such as, but not li	imited to the following:
neighbors, livestock, wildlife, insects or pests, traffic, parking congestion, airpl	anes trains light rail
neighbors, livestock, wildlife, insects of pesis, training congestion, approximately a	processing agricultural
subway, trucks, freeways, buses, schools, parks, refuse storage or landfill p	nomeloves or facilities
operations, business, odor, recreational facilities, restaurants, entertainment of	ditioning occiment sir
parades, sporting events, fairs, neighborhood parties, litter, construction, air cond	andoming equipment, all ☐ Vec ☑ N
compressors, generators, pool equipment or appliances, or wildlife	[] 169 [] N
Explanation:	
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VLQ REVISED 4/08 (PAGE 2 OF 3)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 2 OF 3)

Selter's Initials (



COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS:  31. Any Homeowner or Property Owner Association (OA) governing the Property, or any pending or proposed dues increases, special assessments, rules changes, insurance, availability issues or ligigation by or against the OA affecting the Property  Explanation:  TITLE, OWNERSHIP AND LEGAL CLAIMS:  32. Any other person or entity on title other than Seiler(s) signing this form  33. Lasses, options or claims affecting or relating to title or use of the Property.  34. Any other person or entity other than Seiler(s) signing this form who alogal claim to oil, mineral, gas or water rights.  34. Any other person or entity other than Seiler(s) signing this form who a logal claim to oil, mineral, gas or water rights.  35. Past, present, pending or threatened lawsuits, mediations, arbitrations, tax liens, abatement liens, mechanics liens, notice of default, bankruptcy or other court filings, or government hearings effecting or relating to the Property, OA or neighborhood.  Explanation:  DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:  36. Financial relief or assistance, insurance or settlement, sought or received, from any federal, stale, local or private pancy, insurer or private party, by past or present owners of the Property, due to any actual or alegaed damage to the Property and any actual or alegaed damage to the Property and any attached or other documents, pertaining to the condition of the Property or easements, encreachments, boundary disputes or environmental conditions affecting the Property or easements, encreachments, boundary or other documents, pertaining to the condition of the Property or easements encreachments, boundary or othe				
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TITLE, OWNERSHIP AND LEGAL CLAIMS:  2. Any other person or entity on title other than Seller(s) signing this form   Yes   N.  3. Laeses, options or claims affecting or relating to title or use of the Property   Yes   N.  34. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights   Yes   N.  35. Past, present, pending or threatened lawauits, mediations, arbitrations, tax liens, abatement liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, OA or neighborhood.  Explanation:  DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:  36. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private sepency, insurer or private party, by past or present cowers of the Property, due to any actual or alleged damage to the Property raining from a flood, earthquask, fire, other disaster, or occurrency defect, whether or not any money received was actually used to correct damage.  OTHER:  37. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to the condition of the Property or easements, encroachments, boundary disputes or environmental conditions affecting the Property.  38. Department of Real Estate Public Report, or subdivision map.  39. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Explanation:  1. ((If CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional and that such information is true and correct to the best of Salter's knowledge as of the date signated by the property of the desirability of the Property or the property of the property of the date signated by Seller. Sell Exter Public Report, or subdivision map.  1. ((If CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an expla	Evolanati	litigation by or against the OA affecting the Property	•••••	☐ Yes ⊷ N
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mechanics 'lens, notice of default, bankruptcy or other court filings, or government hearings arecting   Yes   N   Explanation:  DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:  36. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to correct damage   Yes   N   Explanation:  OTHER:  ARE YOU (SELLER) AWARE OF.  37. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to the condition of the Property or easements, encroachments, boundary disputes or environmental conditions affecting the Property.  (If yes, provide any such documents in your possession to Buyer)  38. Department of Real Estate Public Report, or subdivision map.  39. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer  Explanation:    Yes   N	25	water rights	adiations arbitrations tay li	
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38. Department of Real Estate Public Report, or subdivision map				ا کے Yes کے ۱۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰
39. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer	38	Department of Real Estate Public Report, or subdivis	ion man	□ Yes □ N
Property not otherwise disclosed to Buyer  Explanation:    (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments response to specific questions answered "yes" above. Refer to line and question number in explanation.    Eller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached denda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Sellerkowledges (i) Seller's obligation to disclose Information requested by this Form is independent from any duty of disclosure are ale state licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Sellelieves Seller from his/her own duty of disclosure.    Date	39.	Any neet or present known material facts or other side	inificant items affecting the va	due or desirability of the
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