



SELLER VACANT LAND QUESTIONNAIRE (C.A.R. Form VLQ, 4/08)

I. Seller makes the following disclosures with regard to the real property described as 104 +/- acres APN# 129-650-32, Assessor's Parcel No. 129-650-32, situated in Janesville, Lassen County of California, ("Property").

II. The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property. Answer based on actual knowledge and recollection at this time.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

V. 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 VI.

BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- 1. Surveys, markers, stakes, pins or maps showing the location of the Property.
2. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or the boundaries of, the Property
3. Use of the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress, or other travel or drainage.
4. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others
5. Use of any neighboring property by you
6. The absence or limitation of legal or physical access to the Property

Explanation: [Blank lines for text entry]

GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:

ARE YOU (SELLER) AWARE OF...

- 7. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property
8. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property
9. Fuel, oil or chemical storage tanks above or underground
10. Past or present treatment or eradication of pests or odors

Explanation: [Blank lines for text entry]

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2006-2008, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

VLQ REVISED 4/08 (PAGE 1 OF 3)

Buyer's Initials ( ) ( )
Seller's Initials (Mon) ( )
Reviewed by Date



SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 1 OF 3)

Agent: Todd Renfrew Phone: (707) 455 - 4444 Fax: (707) 455 - 0455 Prepared using WINForms® software
Broker: California Outdoor Properties, Inc. 707 Merchant Street, Suite 100Vacaville, CA 95688

**GOVERNMENTAL:**

**ARE YOU (SELLER) AWARE OF...**

- 11. 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  Yes  No
- 13. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property  Yes  No
- 14. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property  Yes  No
- 15. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property  Yes  No
- 16. Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law  Yes  No
- 17. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property  Yes  No
- 18. Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property  Yes  No
- 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 fees that do not appear on the Property tax bill that apply to or could affect the Property  Yes  No
- 21. Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals  Yes  No
- 22. Existing or proposed government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting, or (iii) that flammable materials be removed  Yes  No

Explanation: \_\_\_\_\_

**WATER-RELATED ISSUES:**

**ARE YOU (SELLER) AWARE OF...**

- 23. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property  Yes  No
- 24. Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property  Yes  No

Explanation: \_\_\_\_\_

**UTILITIES AND SERVICES:**

**ARE YOU (SELLER) AWARE OF...**

- 25. Whether any of the following utilities or services are available ON the Property  Yes  No  
 If yes, check which ones:  wells  sewer  septic  sanitation  leach lines  water  gas  
 electric  telephone  cable  other  
 If no, are you aware of the distance such utilities or services are from the Property?  Yes  No

Explanation: AVAILABLE AT PROPERTY LINE

**LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS:**

**ARE YOU (SELLER) AWARE OF...**

- 26. Diseases or infestations affecting trees, plants or vegetation on or near the Property  Yes  No
- 27. Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property  Yes  No
- 28. Operational sprinklers or irrigation systems on the Property  Yes  No  
 If yes, are they  automatic or  manually operated.
- 29. Any structures or improvements (such as pad, foundations, or shelter)  Yes  No

Explanation: \_\_\_\_\_

**NEIGHBORHOOD:**

**ARE YOU (SELLER) AWARE OF...**

- 30. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, livestock, wildlife, insects or pests, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, or wildlife  Yes  No

Explanation: \_\_\_\_\_

Buyer's Initials ( ) ( )

Seller's Initials (MM) ( )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS:**

**ARE YOU (SELLER) AWARE OF..**

- 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 litigation by or against the OA affecting the Property  Yes  No

Explanation: \_\_\_\_\_

**TITLE, OWNERSHIP AND LEGAL CLAIMS:**

**ARE YOU (SELLER) AWARE OF..**

- 32. Any other person or entity on title other than Seller(s) signing this form  Yes  No
- 33. Leases, options or claims affecting or relating to title or use of the Property  Yes  No
- 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  No
- 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 affecting or relating to the Property, OA or neighborhood  Yes  No

Explanation: \_\_\_\_\_

**DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

**ARE YOU (SELLER) AWARE OF..**

- 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 defect, whether or not any money received was actually used to correct damage  Yes  No

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  Yes  No  
(If yes, provide any such documents in your possession to Buyer)
- 38. Department of Real Estate Public Report, or subdivision map  Yes  No
- 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  Yes  No

Explanation: \_\_\_\_\_

VI.  (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Date March 30, 2009  
 SELLER Michael Morgan  
 By \_\_\_\_\_  
 Print name Michael Morgan  
 Title \_\_\_\_\_

Date \_\_\_\_\_  
 SELLER \_\_\_\_\_  
 By \_\_\_\_\_  
 Print name \_\_\_\_\_  
 Title \_\_\_\_\_

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Vacant Land Questionnaire form.

Date \_\_\_\_\_  
 BUYER \_\_\_\_\_  
 By \_\_\_\_\_  
 Print name \_\_\_\_\_  
 Title \_\_\_\_\_

Date \_\_\_\_\_  
 BUYER \_\_\_\_\_  
 By \_\_\_\_\_  
 Print name \_\_\_\_\_  
 Title \_\_\_\_\_

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.  
 This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:  
 REAL ESTATE BUSINESS SERVICES, INC.  
 a subsidiary of the California Association of REALTORS®  
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

