## CALIFORNIA ASSOCIATION OF REALTORS®

## SELLER VACANT LAND QUES LONNAIRE

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

	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, California, ("Property").
	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.
	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.  • Something that you do not consider material or significant may be perceived differently by a Buyer.  • Think about what you would want to know if you were buying the Property today.  • Read the questions carefully and take your time.
	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.  • Something that may be material or significant to you, may not be perceived the same way by the Seller.  • If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).  • Sellers can only disclose what they actually know. Seller may not know about all material or significant items.  • Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
٧.	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:  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 feeting 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.  ARE YOU (SELLER) AWARE OF  Yes I No
	GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:  7. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property
	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.  Reviewed by
	VLQ REVISED 4/08 (PAGE 1 OF 3)  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

ante Antidoreno escolo del escolo	
104 +/- acres API 129-650-32 erty Address: <u>Janesville,</u>	Date: March 30, 2009
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 rigit	hts ☐ Yes 🗹 No
13. Presence of any endangered, threatened, "candidate" species, wet	lande hietoric artifacte or human
remains on the Property	T Ves M No.
14. Any protected habitat for plants, trees, animals or insects that apply to o	are sould offere the Branarty Dives Mo
14. Any protected habitation plants, frees, animals of insects that apply to the conditions or insects the conditions or insects the conditions of the conditions or insects the conditions of t	of could allect the Property 169 11 No.
15. Conditions or laws that may affect the ability to place and/or use a manual	utactured nome on the Property Tes 12 No
16. Special taxes pursuant to the Mello - Roos Community Facilities Act,	Improvement Bond Act of 1915 or
other law	□ Yes ☑ No
<ol><li>Ongoing or contemplated eminent domain, condemnation, annexation of</li></ol>	or change in zoning or general plan
that apply to or could affect the Property	☐ Yes 🗹 No
<ol><li>Existence or pendency of any rent control, occupancy restrictions or re</li></ol>	etrofit requirements that apply to or
could affect the Property	
19. Existing or contemplated building or use moratorium that apply to or cou	uld affect the Property
20. Current or proposed bonds, assessments, or fees that do not appear of	on the Property tax bill that apply to
or could affect the Property	☐ Yes Mo
21. Proposed construction, reconfiguration, or closure of nearby government	pent facilities or amenities such as
schools, parks, roadways and traffic signals	
vegetation be cleared; (ii) that restrict tree (or other landscaping) plant	ting, removal or cutting, or (III) that
flammable materials be removed	L Yes Ly No
Explanation:	
WATER-RELATED ISSUES:	ARE YOU (SELLER) AWARE OF
23. Standing water, flooding, pumps, underground water, or water-relat	
affecting the Property	□ Yes 🎮 No
24. Rivers, streams, flood channels, underground springs, high water table	floods or tides on or affecting the
Property	C Ves M No
Evaluation	
Explanation:	
	the same of the sa
UTILITIES AND SERVICES:	ARE YOU (SELLER) AWARE OF
25. Whether any of the following utilities or services are available ON the P	'roperty ∐ Yes Let No
25. Whether any of the following utilities or services are available ON the P	roperty
If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation	roperty
If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation  Prelectric IV telephone ☐ cable ☐ other	☐ leach lines ☐ water ☐ gas
If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation ☐ electric ☑ telephone ☐ cable ☐ other  If no, are you aware of the distance such utilities or services are from the	☐ leach lines ☐ water ☐ gas
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Buyer's Initials ( Sellēr's Initials (**MIN** 



31.		Te.		* ADEA/OUT	30, 2009	3E 0'
	N INTEREST CONDOMINIUMS AND DEVELOPMEN Any Homeowner or Property Owner Association	(OA) governing t	ha Branarti	ARE YOU (SE	LLER) AWAI	1E U
	proposed dues increases, special assessments,	(OA) governing (	ine Property	, or any pendi availability iccur	ig or	
	intigation by or against the OA affecting the Property			avanabinty 1990	□ Yes	
Explanat	on:					
TITLE	WNERSHIP AND LEGAL CLAIMS:					
	Any other person or entity on title other than Seller(s)	signing this form		ARE YOU (SE	LLEH) AWAI	
33.	Leases, options or claims affecting or relating to title	or use of the Prope	ertv		☐ Yes	
34.	Any other person or entity other than Seller(s) signif	ng this form with a	legal claim	to oil, mineral, o	as or	
	water rights					
35.	Past, present, pending or threatened lawsuits, m	ediations, arbitrat	ions, tax lie	ns, abatement	liens.	
	mechanics liens, notice of default, pankruptcy or o	ther court filings.	or governme	ent hearings affe	ectina	
Explanati	or relating to the Property, OA or neighborhood on:	• • • • • • • • • • • • • • • • • • • •			☐ Yes	· <b>'</b>
DISASTE	R RELIEF, INSURANCE OR CIVIL SETTLEMENT: Financial relief or assistance, insurance or settlement	at cought or rocci	and from or	ARE YOU (SE	LLER) AWAI	RE O
	or private agency, insurer or private party, by past of	r present owners	of the Prope	ity iouoiai, siale, ity due to any s	iocai actual	
	or alleged damage to the Property arising from a floor	od, earthquake, fire	e. other disa	ster, or occurren	ce or	
	defect, whether or not any money received was actua	lly used to correct	damage		☐ Yes	巫
Explanati	on:					
OTHER:		<del></del>		ADE VOU (CE	LLEDVANNA	)E (
	Reports, inspections, disclosures, warranties, mainter	nance recommend	ations estim	ARE YOU (SE	LLEN) AWAI	1E L
	or other documents, pertaining to the condition of the	Property or ease	ements, encr	oachments, bour	ndarv	
	disputes or environmental conditions affecting the Pro	perty			□ Yes	四
	(If yes, provide any such documents in your possession)	on to Buyer)				
<b>38.</b>	Department of Real Estate Public Report, or subdivisi	on map			🗀 Yes	
39.	Any past or present known material facts or other sig	niticant items affec	ting the valu	e or desirability	of the	_
Explanation	Property not otherwise disclosed to Buyer	• • • • • • • • • • • • • • • • • • • •		· · · · <i>· · ·</i> · · · · · ·	□ Yes	
Explanation	on:				□ Yes	
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