

Seller's Disclosure for Vacant Land Sales

SELLER(S): David G. and Brenda Van Nest

LEGAL DESCRIPTION: Lot 5 Blk 4 Hidden Lakes Phase One Unit One Replat

ALSO KNOWN AS: 4155 Hog Valley Mims Fl. 32754

As the property owner, I make the following disclosure regarding the property to be offered for sale.

DO YOU (SELLER) KNOW IF THE PROPERTY:	IF YES, EXPLAIN UNDER REMARKS
1. Is located in a flood plain zone?	() Yes () No () Unknown
2. Has ever had a drainage or flooding problem?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
3. Is located next to or in close proximity to land fill, junk yard, or toxic disposal site?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
4. Is currently zoned? If yes, identify in Remarks	() Yes () No () Unknown
5. Has a septic tank/cesspool system or other on-site waste disposal system?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
6. Has a problem related to the waste disposal system, past or present?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
7. Is connected to the public sewer system?	() Yes () No () Unknown
8. Has been surveyed?	(<input checked="" type="checkbox"/>) Yes () No () Unknown
9. Boundaries have been marked in any way?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
10. Has any encroachments or unrecorded easements?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
11. Is subject to any rules or regulations of any homeowner's or other association?	() Yes () No () Unknown
12. Has any problems relating to any common area?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
13. Has any condition which may result in an increase in taxes or assessments?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
14. Is subject to any unusual amounts of noise from any source? (airplanes, traffic, schools, etc.)	() Yes (<input checked="" type="checkbox"/>) No () Unknown
15. Has any other neighborhood conditions or problems?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
16. Has any proposed change? (utilities, roads, etc.)	() Yes (<input checked="" type="checkbox"/>) No () Unknown
17. Has a fuel storage tank?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
18. Is in violation of any local, state or federal government laws or regulations?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
19. Has any unusual bonds or assessments?	() Yes (<input checked="" type="checkbox"/>) No () Unknown
20. Is recorded & titled by U.S. citizens?	(<input checked="" type="checkbox"/>) Yes () No () Unknown
21. Public water available?	() Yes () No () Unknown
22. Approved for installation of a well?	() Yes () No () Unknown
23. Any other facts, conditions or circumstances which may affect its value, beneficial use or desirability?	() Yes () No () Unknown
24. Has ever had a soil test resulting in the findings of muck or problems with soil?	() Yes () No () Unknown
25. Is in the location of wet lands, uplands or any other DEP protected areas?	() Yes () No () Unknown

Remarks: _____

The above information is true and correct to the best of my knowledge and, except as set forth herein, no material problems exist with respect to the property as of the date set forth below. Rahal Real Estate is hereby authorized to furnish the foregoing information to any prospective purchaser. This information is provided by the Seller(s). Rahal Real Estate can not represent this information as true.

Seller: [Signature] Date: 12/14/06 Buyer: _____ Date: _____

Seller: [Signature] Date: 12/14/06 Buyer: _____ Date: _____