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CALIFORNIA ASSOCIATION OF REALTORS®

SELLER VACANT LAND QUESTIONNAIRE

(C.A.R. Form VLQ, Revised 6/23)

Seller makes the following disclosures with regard to the real property described as **46005 Vale Dr**, Assessor's Parcel No. **0314-165-32-0000**, situated in **Big Bear City**, County of _____, California ("Property").

1. **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.**
2. **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.
3. **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.
4. **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 paragraph 17.**
5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**

A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller..... ☐ Yes ☒ No

B. Department of Real Estate Public Report, or subdivision map..... ☐ Yes ☒ No

Note: If yes to 5, provide any such documents in your possession to Buyer.

Explanation: _____

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**

A. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)..... ☐ Yes ☒ No

B. The release of an illegal controlled substance on or beneath the Property..... ☐ Yes ☒ No

C. Whether the Property is located in or adjacent to an "industrial use" zone..... ☐ Yes ☒ No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)

D. Whether the Property is affected by a nuisance created by an "industrial use" zone..... ☐ Yes ☒ No

E. Whether the Property is located within 1 mile of a former federal or state ordinance location..... ☐ Yes ☒ No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)

F. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision..... ☐ Yes ☒ No

G. Insurance claims affecting the Property within the past 5 years..... ☐ Yes ☒ No

H. Matters affecting title of the Property..... ☐ Yes ☒ No

I. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3..... ☐ Yes ☒ No

J. Material facts or defects affecting the Property not otherwise disclosed to Buyer..... ☐ Yes ☒ No

Explanation, or ☐ (if checked) see attached: _____

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Property Address: ***46005 Vale Dr, Big Bear City, California 92314*** Date: 11/5/2026

7. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...

A. Surveys, markers, stakes, pins or maps showing the location of the Property ..... ☐ Yes ☒ No

B. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or boundaries of, the Property ..... ☐ Yes ☒ No

C. 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 ..... ☐ Yes ☒ No

D. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others ..... ☐ Yes ☒ No

E. Use of any neighboring property by you ..... ☐ Yes ☒ No

F. The absence or limitation of legal or physical access to the Property ..... ☐ Yes ☒ No

Explanation: _____

8. GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS: ARE YOU (SELLER) AWARE OF...

A. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property ..... ☐ Yes ☒ No

B. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property ..... ☐ Yes ☒ No

C. Fuel, oil or chemical storage tanks, or facilities above or underground ..... ☐ Yes ☒ No

D. Past or present treatment or eradication of pests or odors ..... ☐ Yes ☒ No

Explanation: _____

9. GOVERNMENTAL: ARE YOU (SELLER) AWARE OF...

A. Agricultural use restrictions pursuant to the Williamson Act or other law ..... ☐ Yes ☒ No

B. Whether the Property is in or adjacent to an area with Right to Farm rights ..... ☐ Yes ☒ No

C. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property ..... ☐ Yes ☒ No

D. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ..... ☐ Yes ☒ No

E. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property ☐ Yes ☒ No

F. Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law.... ..... ☐ Yes ☒ No

G. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property ..... ☐ Yes ☒ No

H. Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property ..... ☐ Yes ☒ No

I. Existing or contemplated building or use moratorium that apply to or could affect the Property ..... ☐ Yes ☒ No

J. 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

K. Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals ..... ☐ Yes ☒ No

L. 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: _____

10. WATER-RELATED ISSUES: ARE YOU (SELLER) AWARE OF...

A. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property ..... ☐ Yes ☒ No

B. Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property ..... ☐ Yes ☒ No

Explanation: _____

Property Address: ***46005 Vale Dr, Big Bear City, California 92314*** Date: 11/5/2026

11. UTILITIES AND SERVICES: **ARE YOU (SELLER) AWARE OF...**

A. Whether any of the following utilities or services are available ON the Property ..... [X] Yes [ ] No
If yes, check which ones: [X] 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 [X] No

Explanation: A working well with a pressure tank and shed on it.

12. LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS:

ARE YOU (SELLER) AWARE OF...

A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ..... [ ] Yes [X] No
B. Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property ..... [ ] Yes [X] No
C. Operational sprinklers or irrigation systems on the Property ..... [ ] Yes [X] No
If yes, are they [ ] automatic or [ ] manually operated.
D. Any structures or improvements (such as pad, foundations, or shelter) ..... [ ] Yes [X] No

Explanation: _____

13. NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

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 [X] No

Explanation: _____

14. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS: **ARE YOU (SELLER) AWARE OF...**

A. 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 threatened or pending litigation by or against the OA affecting the Property ..... [ ] Yes [X] No

Explanation: _____

15. TITLE, OWNERSHIP AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

A. Any other person or entity on title other than Seller(s) signing this form ..... [ ] Yes [X] No
B. Leases, options or claims affecting or relating to title or use of the Property ..... [ ] Yes [X] No
C. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights ..... [ ] Yes [X] No
D. 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 [X] No

Explanation: _____

16. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

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 [X] No

Explanation: _____

17. [ ] **(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.

Buyer's Initials _____ / _____ Seller's Initials AD / _____

Property Address: ***46005 Vale Dr, Big Bear City, California 92314*** Date: 11/5/2026

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.

Seller Signed by: C74DA4BCAA7F45F... ***Arsen Baghdagyulyan*** Date 10/24/2026

Seller _____ Date _____

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

Buyer _____ Date _____

Buyer _____ Date _____

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