



SELLER VACANT LAND QUESTIONNAIRE (C.A.R. Form VLQ, 11/12)

Seller makes the following disclosures with regard to the real property described as 2151 Erwin Ranch Rd, Assessor's Parcel No. 0314-401-29-0000, situated in Big Bear City, County of San Bernardino, 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.
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.
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 section VI.
5. 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
B. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or the boundaries of, the Property
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
D. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others
E. Use of any neighboring property by you
F. The absence or limitation of legal or physical access to the Property

Explanation: sorry, this yes answer was a mistake. There is a fence line. There are maps with the location.

- 6. 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
B. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property
C. Fuel, oil or chemical storage tanks above or underground
D. Past or present treatment or eradication of pests or odors

Explanation:

Buyer's Initials () ()

Seller's Initials (DS) Dem () (DS) SEM ()



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Property Address: **2151 Erwin Ranch Rd, Big Bear City, CA 92314**

Date: **August 28, 2020**

7. 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: _____

8. 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: _____

9. UTILITIES AND SERVICES:

ARE YOU (SELLER) AWARE OF...

- A. 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: utilities right of way on south property line

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

Explanation: _____

11. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. 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: burros forage on and transit the property

Buyer's Initials () ()

Seller's Initials DEM SEM



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12. 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 No

Explanation: _____

13. 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 No
- B. Leases, options or claims affecting or relating to title or use of the Property Yes 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 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 No

Explanation: _____

14. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- A. 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: _____

15. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. 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)
- B. Department of Real Estate Public Report, or subdivision map Yes No
- C. 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
- D. The release of an illegal controlled substance on or beneath the Property Yes No
- E. 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.)
- F. Whether the Property is affected by a nuisance created by an "industrial use" zone Yes No
- G. Whether the Property is located within 1 mile of a former federal or state ordnance location Yes No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)
- H. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision Yes No
- I. Insurance claims affecting the Property within the past 5 years Yes No
- J. Matters affecting title of the Property Yes No
- K. 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: _____

16. (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 ^{DS} DEM ^{DS} SEM

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Property Address: 2151 Erwin Ranch Rd, Big Bear City, CA 92314

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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 9/17/2020 DocuSigned by:
SELLER Donald Kim McRae
By _____
Print name Donald Kim McRae
Title _____

Date 9/21/2020 DocuSigned by:
SELLER Sandra Beth McRae
By _____
Print name Sandra Beth McRae
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 _____

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