



**SELLER'S VACANT LAND DISCLOSURE  
AND CONDITION OF PROPERTY ADDENDUM**  
(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH RESIDENTIAL SELLER'S  
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 **SELLER:** ZG Realty

2  
3 **LEGAL DESCRIPTION:** (As described in the attached Legal Description/Company Disclosure  
4 Addendum, or described below)  
5 2090 Pennsylvania Ln, Lathrop, MO 64060

6 Approximate date SELLER purchased Property is \_\_\_\_\_ Property is  
7 currently zoned as \_\_\_\_\_

8 Please be as complete and accurate as possible when answering the questions in this disclosure. Attach  
9 additional sheets if space is insufficient for all applicable comments. SELLER acknowledges and  
10 understands that the Broker(s) and potential buyer of the Property will rely upon the accuracy of facts and  
11 opinions set forth in this statement.

12  
13 **1. WATER SOURCE:**  Public  Private  Well  Cistern  Other  
14 (a) If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
15 Diameter \_\_\_\_\_ age \_\_\_\_\_  
16 Has water ever been tested? ..... Yes  No   
17 If yes, provide results of such tests in separate documentation.  
18 (b) Other water systems & their condition: \_\_\_\_\_  
19 (c) Comments: \_\_\_\_\_

20  
21 **2. GAS/ELECTRIC:**  
22 (a) Is there electric service on or to the Property? ..... Yes  No   
23 If yes, is there a meter? ..... Yes  No   
24 If yes, what is the distance to the electrical service? \_\_\_\_\_  
25 (b) Does the Property have heating systems? ..... Yes  No   
26  Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  Other \_\_\_\_\_  
27 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
28 1. \_\_\_\_\_  
29 2. \_\_\_\_\_  
30 (c) Is gas connected to the Property? ..... Yes  No   
31 If not, distance to nearest source \_\_\_\_\_  
32 (d) Are you aware of any additional costs to hook up utilities? ..... Yes  No   
33 If yes, please explain \_\_\_\_\_  
34 (e) Comments: \_\_\_\_\_

35  
36 **3. LAND (SOILS, DRAINAGE, BOUNDARIES):**  
37 (a) Is the property or any portion thereof located in a flood zone, wetlands area or proposed to be  
38 located in such as designated by FEMA which requires flood insurance? ..... Yes  No   
39 (b) Are you aware of drainage or flood problems on Property or adjacent properties? .. Yes  No   
40 (c) Have any neighbors complained that Property causes drainage problems? ..... Yes  No   
41 (d) Has the Property had a stake survey? ..... Yes  No   
42 If yes, attach copy.  
43 (e) Are the boundaries of the Property marked in any way? ..... Yes  No   
44 (f) Do you have an Improvement Location Certificate (ILC) for the Property? ..... Yes  No   
45 (g) Is there fencing on the Property? ..... Yes  No   
46 If yes, does the fencing belong to the Property? ..... Yes  No   
47 (h) Are you aware of any encroachments, boundary line disputes, or non-utility  
48 easements affecting the Property? ..... Yes  No

*AS IS, WHERE IS*  
*SELLER HAS NO KNOWLEDGE FIRST HAND OF THE  
STATUS, CONDITION, OR HISTORY OF THE PROPERTY.*

49 (i) Are you aware of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth  
50 stability problems that have occurred on the Property or in the immediate vicinity? Yes  No   
51 If the answer is yes, please explain \_\_\_\_\_  
52

53 (j) Are you aware of any diseased, dead, or damaged trees or shrubs on the Property? Yes  No   
54

55 **4. SEWAGE:**

56 (a) Does the Property have any sewage facilities on or connected to it? ..... Yes  No   
57 If yes, are they:  
58  Public Sewer  Private Sewer  Septic System  Cesspool  
59  Lagoon  Grinder Pump  Other \_\_\_\_\_  
60 If applicable, when last serviced? \_\_\_\_\_  
61 By whom? \_\_\_\_\_  
62 (b) Are you aware of any problems relating to the sewage facilities?  
63

64 **5. HAZARDOUS CONDITIONS:**

65 **Are you aware of:**

66 (a) Any underground storage tanks on or near this Property? ..... Yes  No   
67 (b) Any previous or current existence of hazardous conditions (e.g., storage tanks, oil  
68 tanks, oil spills, tires, batteries, or other hazardous conditions? ..... Yes  No   
69 If so, what is the location)? \_\_\_\_\_  
70 (c) Are you in possession of previous environmental reports (e.g., Phase 1  
71 Environmental reports)? ..... Yes  No   
72 If so, attach a copy of the reports.  
73 (d) Any disposal of any hazardous waste products, chemicals, polychlorinated  
74 biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or  
75 insulation on the Property or adjacent property? ..... Yes  No   
76 (e) Environmental matters (e.g. discoloration of soil or vegetation or oil sheers  
77 in wet areas)? ..... Yes  No   
78 (f) Any existing hazardous conditions on the Property or adjacent properties (e.g.,  
79 methane gas, radon gas, radioactive material, landfill, toxic materials)? ..... Yes  No   
80 (g) Gas/oil wells, lines or storage facilities on the Property or adjacent property? ..... Yes  No   
81 (h) Are you aware of any other environmental conditions on the Property or adjacent  
82 Properties? ..... Yes  No   
83 If yes, explain \_\_\_\_\_  
84 (i) Have any tests been conducted on the property? ..... Yes  No   
85 If yes, explain \_\_\_\_\_  
86 (j) Other: \_\_\_\_\_  
87

88 **6. OTHER MATTERS:**

89 **Are you aware of:**

90 (a) Any violation of zoning, setbacks or restrictions, or non-conforming use? ..... Yes  No   
91 (b) Any violation of laws or regulations affecting the Property? ..... Yes  No   
92 (c) Any existing or threatened legal action pertaining to the Property? ..... Yes  No   
93 (d) Any litigation or settlement pertaining to the Property? ..... Yes  No   
94 (e) Any current or future special assessments to the Property? ..... Yes  No   
95 (f) Any other conditions that may materially and adversely affect the value or  
96 desirability of the Property? ..... Yes  No   
97 (g) Are you aware of any other condition that may prevent you from completing the  
98 sale of the Property? ..... Yes  No   
99 (h) Any burial grounds on the Property? ..... Yes  No   
100 (i) Any leases on the Property? ..... Yes  No   
101 If yes, describe or attach copy of lease: \_\_\_\_\_  
102 If yes, describe tenant's rights and obligations for vacating the Property: \_\_\_\_\_

