



Yes	No	NR
-----	----	----

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property ..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_

## B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search..... ☐ ☒ ☐  
2. Copy of deed(s) for property..... ☒ ☐ ☐  
3. Government administered programs or allotments ..... ☐ ☒ ☐  
4. Rollback or other tax deferral recaptures upon sale..... ☐ ☒ ☐  
5. Litigation or estate proceeding affecting ownership or boundaries ..... ☐ ☒ ☐  
6. Notices from governmental or quasi-governmental authorities related to the property.... ☐ ☒ ☐  
7. Private use restrictions or conditions, protective covenants, or HOA..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_  
8. Recent work by persons entitled to file lien claims ..... ☐ ☒ ☐  
If yes, have all such persons been paid in full ..... ☐ ☐ ☒  
If not paid in full, provide lien agent name and project number: \_\_\_\_\_  
9. Jurisdictional government land use authority:  
County: \_\_\_\_\_ City: \_\_\_\_\_  
10. Current zoning: \_\_\_\_\_  
11. Fees or leases for use of any system or item on property ..... ☐ ☒ ☐  
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... ☐ ☒ ☐  
13. Access (legal and physical) other than by direct frontage on a public road  
Access via easement..... ☐ ☐ ☒  
Access via private road ..... ☐ ☐ ☒  
If yes, is there a private road maintenance agreement? ☐ yes ☐ no  
14. Solar panel(s), windmill(s), cell tower(s)..... ☐ ☐ ☒  
If yes, please describe: \_\_\_\_\_

## C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available ..... ☐ ☒ ☐  
2. Approximate acreage: 1 \_\_\_\_\_  
3. Wooded Acreage 1 \_\_\_\_\_; Cleared Acreage \_\_\_\_\_  
4. Encroachments ..... ☐ ☒ ☐  
5. Public or private use paths or roadways rights of way/easement(s)..... ☐ ☒ ☐  
Financial or maintenance obligations related to same ..... ☐ ☐ ☒  
6. Communication, power, or other utility rights of way/easements ..... ☐ ☒ ☐  
7. Railroad or other transportation rights of way/easements..... ☐ ☒ ☐  
8. Conservation easement ..... ☐ ☒ ☐  
9. Property Setbacks..... ☐ ☒ ☐  
If yes, describe: \_\_\_\_\_  
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... ☐ ☒ ☐  
11. Septic Easements and Repair Fields ..... ☐ ☒ ☐  
12. Any Proposed Easements Affecting Property ..... ☐ ☒ ☐  
13. Beach Access Easement, Boat Access Easement, Docking Permitted ..... ☐ ☒ ☐  
If yes, please describe: \_\_\_\_\_

**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
-----	----	----

- |  |                          |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 1. Agricultural Status (e.g., forestry deferral) .....   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.) .....        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: _____  |                          |                                     |                                     |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: _____  |                          |                                     |                                     |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant .....      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Presence of vegetative disease or insect infestation .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Timber cruises or other timber related reports .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Timber harvest within past 25 years .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, monitored by Registered Forester? .....  |                          |                                     |                                     |
| If replanted, what species: _____  |                          |                                     |                                     |
| Years planted: _____   |                          |                                     |                                     |
| 8. Harvest impact (other than timber) .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, describe in detail: _____  |                          |                                     |                                     |

**E. Environmental Aspects**

- |   |                          |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Underground or above ground storage tanks .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: _____   |                          |                                     |                                     |
| 3. Abandoned or junk motor vehicles or equipment of any kind .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use) .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Federal or State listed or protected species present .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe plants and/or animals: _____   |                          |                                     |                                     |
| 6. Government sponsored clean-up of the property .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Previous commercial or industrial uses .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Wetlands, streams, or other water features .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Permits or certifications related to Wetlands .....   |                          |                                     |                                     |
| Conservation/stream restoration .....   |                          |                                     |                                     |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) .....                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: _____   |                          |                                     |                                     |
| 11. The use or presence on the property, either stored or buried, above or below ground, of:  |                          |                                     |                                     |
| i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: _____   |                          |                                     |                                     |
| ii. Other fuel/chemical .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Agricultural chemical storage .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- ☒ Water (describe): municipal water hookup is available
- ☐ Sewer (describe): \_\_\_\_\_
- ☐ Gas (describe): \_\_\_\_\_
- ☐ Electricity (describe): \_\_\_\_\_
- ☐ Cable (describe): \_\_\_\_\_

[illegible]

**Buyer:** (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

**Buyer:** (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

**Entity Buyer:** (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

Seller: (Name) Jennifer Lynn Leone (Signature) Jennifer Lynn Leone (Date) 09/22/2025

Seller: (Name) Mike James Lane (Signature) Mike James Lane (Date) 09/22/2025

**Entity Seller:** (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_