

**Vacant Land Disclosure Statement**

 NAME: Jim A. Ibanez  
 DATE SELLER PURCHASED PROPERTY: \_\_\_\_\_

 GENERAL INFORMATION ABOUT PROPERTY:  
 PROPERTY ADDRESS: UNOFFICIAL: 20901 SW 152 STREET, MIAMI, FL 33196  
 LEGAL DESCRIPTION: 215538, 5AB, E 1/2 OF SE 1/4, OF SW 1/4, OF SE 1/4, OR 9406 3D
**NOTICE TO BUYER AND SELLER:**

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

**1. CLAIMS & ASSESSMENTS**

- a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO  YES  If yes, explain: \_\_\_\_\_
- b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO  YES  If yes, explain: \_\_\_\_\_
- c. Are you aware of any eminent domain proceedings involving the property? NO  YES  If yes, explain: DO NOT KNOW

**2. USE RESTRICTIONS**

Are You Aware:

- a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO  YES
- b. of any resale restrictions? NO  YES
- c. of any restrictions on leasing the property? NO  YES
- d. of any right of first refusal to purchase the property? NO  YES
- e. If any answer to questions 2a-2d is yes, please explain: \_\_\_\_\_

**3. SURVEY**

- a. Has the land been surveyed? NO  YES  If yes, which person or company performed the survey: LAND SURVEYORS, INC
- b. Has this land been platted? NO  YES  If yes, has a certificate of survey been completed? NO  YES
- c. Are you aware of any encroachments or boundary line disputes? NO  YES
- d. Are you aware of any easements other than utility/drainage easements? NO  YES
- e. Are you aware if the property is in an earthquake zone? NO  YES
- f. Are you aware if the property contains wetlands area? NO  YES

**4. ENVIRONMENT**

Are You Aware:

- a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO  YES  If yes, explain: DO NOT KNOW

 Buyer AI and Seller \_\_\_\_\_ acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.



b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO  YES  If yes, explain: DO NOT KNOW

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO  YES  If yes, explain: DO NOT KNOW

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO  YES

e. of any electromagnetic fields located on the property? NO  YES

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO  YES   
If any answer to questions 4a-4f is yes, please explain: I DO NOT KNOW

#### 5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO  YES

b. if the property has been flooded? NO  YES

c. if there has been drainage problems affecting the property or adjacent properties? NO  YES

If any answer to questions 5a-5c is yes, please explain: I DO NOT KNOW

#### 6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO  YES

b. Are you aware of any fill or uncompacted soils? NO  YES

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO  YES

d. Are you aware of any dead or diseased trees on the property? NO  YES

If any answer to questions 6a-6d is yes, please explain: DO NOT KNOW

#### 7. UTILITIES

a. What type of irrigation does the property have? NIA

b. Have percolation tests been performed? NO  YES  If yes, when and by which person or company: DO NOT KNOW

c. Does the property have connection to the following: public water? NO  YES  public sewer? NO  YES   
private water system off the property? NO  YES  water well? NO  YES  septic tank? NO  YES   
electric utility? NO  YES  natural gas service? NO  YES

d. Does the boundary of the property have connection to the following: public water system access? NO  YES   
private water system access? NO  YES  electric service access? NO  YES  natural gas access? NO  YES   
telephone system access? NO  YES

e. Have any utility charges been paid? NO  YES  If yes, which charges were paid?: DO NOT KNOW

#### 8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO  YES   
If yes, explain: \_\_\_\_\_

Buyer (Signature) and Seller \_\_\_\_\_ acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

