

Jackson Hole Real Estate Associates LLC
PO Box 4897
455 (B) W. Broadway
Jackson, WY. 83001
Phone: 307-733-3436, Fax: 307-733-3483

PROPERTY CONDITION STATEMENT
ADDENDUM TO LISTING CONTRACT
(Farm-Ranch & Vacant Land)
(Non-Household)

Property Address:
E. Middle Meadow Road - Jackson, WY (38.26 acres)

The undersigned Seller, having entered into a listing contract with Jackson Hole Real Estate Associates LLC As Broker, completes and executes this Addendum to such listing contract in order to comply with Seller's obligation to reasonably discover and fully disclose to all parties any and all information regarding the condition of such property, does hereby make the following statement and representation concerning the present description and condition of subject property. (If condition or code compliance is unknown, it is recommended that Seller have a third party inspection performed and provide a copy to prospective purchasers): This disclosure is intended to satisfy the Seller's obligation to disclose certain items when selling vacant land as described by Wyoming Statute 34-1-151. Paragraph A, B, & C must be completed to satisfy this disclosure.

		<i>(Initial appropriate blank)</i>		
		Yes	No	Unknown
A. SITE ANALYSIS				
1. Current zoning is <u>agricultural</u>		✓		
2. Is the present use allowed in such zone?			✓	
3. Are there restrictive covenants/deed restrictions in effect?			✓	
4. Are there recorded easements on the property?				✓
5. Are there unrecorded easements, known to Seller, on the property?		✓		
6. Do you have a survey?				✓
7. Are there any encroachments?				✓
8. Is the property in violation of applicable subdivision, zoning, and/or public health laws?			✓	
9. Is the property fenced?			✓	
10. Is the property part of an owners association?			✓	
11. Is the property in a platted subdivision?			✓	
12. Has the property been inspected for Radon Gas?		✓		
13. Explain what is currently in crop production on the property. <u>N/A</u>			✓	
14. Will the Buyer need to continue with a farming program to control weeds?			✓	
15. Other knowledge _____				
16. If Yes to 3, 4, 5 and/or 7, please see the attached description and or documents.				

B. UTILITIES				
1. Is there electrical service on the property?			✓	
If yes, answer the following:				
a. Is the electricity overhead or underground? (Circle one)				
b. Is the electricity distributable to property?				
c. Is the electrical service single phase or 3 phase? (Circle one)				
d. Name of entity providing electricity _____				
e. Buyer is hereby advised to contact entity, providing electricity prior to purchasing this property.				
2. Is there natural gas distributed to the property? If yes, answer the following: <u>NO</u>				
a. Name of entity that provides the natural gas _____				
b. Buyer is hereby advised to contact the entity providing natural gas prior to purchasing this property.				

(Initial appropriate blank)

Yes No Unknown

3. Is there domestic water in production and delivered to property? Yes No Unknown
If yes, answer the following:
- a. Is the property serviced by a municipal water system? Yes No Unknown
 - b. Is the property serviced by a private water system? Yes No Unknown
 - c. Is the water right permitted and in good order with the State Engineers Office? If Yes, see attached State Engineer's Report. Yes No Unknown
 - d. Well location N/A
 - e. Depth of well N/A
 - f. Age of well N/A
 - g. Wyoming registration number _____
 - h. Distance to septic tank from domestic well _____
 - i. Date of potability test and results _____
 - j. Condition and type of pump, motor, pipe, and related well equipment _____
 - k. Are there any abandoned or inoperable wells on the property? Yes No Unknown
4. Heating fuel type/source N/A
If propane, do you own the tanks? Yes No Unknown
Name of entity that owns tank _____
5. Is there sewer system in place on the property? Yes No Unknown
If yes, answer the following:
- a. Is the property served by municipal or private sewer system? (Circle one) _____
 - b. Is the sewer system properly permitted and completed? Yes No Unknown
 - c. Describe the size, age, location, and type of septic tank and leaching system _____
6. Is there cable television service established on the property? Yes No Unknown
If yes, answer the following:
- a. What entity provides the cable television service? _____
 - b. Buyer is hereby advised to contact this entity prior to purchasing this property. _____
7. Is there established telephone service to the property? Yes No Unknown
If yes, answer the following:
- a. How many phone lines are in place? _____
 - b. Is DSL, Digital Subscriber Line, available? Yes No Unknown
 - c. Name of entity providing telephone service? _____
 - d. Buyer is hereby advised to contact entity prior to purchasing this property. _____
8. Is the property served by garbage/waste service? Yes No Unknown
If yes, answer the following:
- a. Name of entity providing service _____
 - b. Buyer is hereby advised to contact entity providing service prior to purchasing this property. _____
9. Is the property covered by a fire protection district? If yes, the Fire District is _____
10. Is the location of the public utilities on the property or off site? (Circle one)

(Initial appropriate blank)

Yes

No

Unknown

Permit application in process

C. ROADS & ACCESS

1. Is there a maintained road that provides legal and insurable access to the property?

If yes, answer the following:

a. Is the road dedicated as private or public? (Circle one)

b. If private road answer these questions:

(i) Does the road have direct legal access to and from a completed, dedicated and accepted public road?

(ii) The road surface is constructed of pavement, gravel, dirt, 2 track trail, none? (Circle one)

(iii) The entity that maintains the road and level of maintenance available

(iv) Is the access drive (approach) from the public road properly permitted, constructed, and approved?

c. If public road, answer the following:

(i) Is the access drive (approach) properly permitted, constructed, and accepted by public road entity? If no, the following requirements are lacking:

(ii) The road surface is constructed of pavement, gravel, dirt? (Circle one)

(iii) The entity that maintains the road and level of maintenance available

D. IRRIGATION WATER

1. Does the property have irrigation water rights?

If yes, answer the following:

a. Are the water rights of record and in good standing with the Wyoming State Engineer Office?

b. Surface and/or ground water? (Circle applicable)

c. Does the property share a ditch, well, or other delivery system?

Is the water delivered under an irrigation district, company, or private flow? (Circle applicable)

d. The number of irrigation water rights of record

e. Annual assessments

f. Name of District/Company

g. Buyer is hereby advised to contact District/Company that delivers the water and/or the Wyoming State Engineers Office prior to purchasing this property.

E. FUEL TANKS

1. Describe the size, use, location, age, and type of any above ground or underground fuel tanks

2. Have there been any known or reported spills or leaks from such tank?

3. Have any such tanks been removed? When?

F. AGRICULTURAL CHEMICALS

1. Have general and restricted use pesticides and other agricultural chemicals been applied in accordance with label and registration guidelines?

2. Have residual pesticides and agricultural chemicals and their containers been disposed of as required by applicable law?

3. Have restricted use pesticides been applied by or under the direct supervision of certified applicators, as required by law?

4. List the primary fertilizers, pesticides, and agricultural chemicals that have been used on the property

5. Are fertilizers, pesticides, and agricultural chemicals being stored as prescribed by law?

6. Are there use and application records available for inspection with respect to the items listed under F4, above?

G. WEEDS & PESTS

1. Describe any noxious and/or poisonous weed or rye on property

2. Describe any existing problem with pests. (i.e., prairie dogs, snakes, etc.)

3. Have predator poisons been stored on this property? If so, where?

Handwritten signature

Have they been properly disposed of? _____

H. LIVESTOCK OPERATIONS *N/A*

1. Describe all livestock facilities or operations now or previously on the property, including feed yards, animal waste tanks and lagoons _____
2. Was, or is, the operation conducted in conformity with applicable environmental requirements? _____
3. How and where have dead animals been disposed of? _____
4. How do you rate carrying capacity? _____

I. REGULATORY COMPLIANCE

1. In general, do you believe the property has been and is now being operated in conformity with applicable local, state, and federal environmental laws and regulations? *yes*
Explain _____
2. Is the property being operated in conformity with applicable local, state, and federal conservation compliance requirements, including those of U.S.D.A. and its agencies?
Explain _____
3. Describe existing government programs or practices in which you are participating. _____

J. HAZARDOUS & TOXIC WASTE

1. Describe any locations on the property where hazardous or toxic waste items have been stored, disposed of, spilled, or dumped. This would include, but not be limited to, the following items:
-Fertilizers, pesticides, chemicals, fuels, lubricants, solvents, paints, coolants, oil wastes, and similar items.
-Containers used to store the above items.
-Tires, batteries, motors, generators, refrigerators, etc.
2. Describe the location and use of any of the following:
 - a. Landfills, dump sites, or similar areas *no*
 - b. Any active or abandoned oil wells or dry holes on the property *no*
 - c. Describe the location of any prior building sites *concrete pad. See pictures on well photo*
 - d. Any active or abandoned rail lines on the property *no*

(Initial appropriate blank)

Yes No Unknown

K. STOCK WATER

1. Are there stock well(s) on property? _____ _____
If yes, answer the following:
 - a. Are the water rights permitted and in good order with the State Engineers Office? _____
 - b. Well locations _____
 - c. Age of wells _____
 - d. Depth of wells _____
 - e. Wyoming Registration Number _____
 - f. Type and condition of all well related equipment _____

L. MISCELLANEOUS

1. Describe any structural changes, major repairs and/or improvements which have been made to the property within the last year. *Repaired sewer system*
2. Describe any current or prior Non-Farm uses of the property _____

The above description and statement of condition of the property listed by me with Broker are as I observed them after reasonable inspection. I ACKNOWLEDGE AND AGREE THAT I SHALL IMMEDIATELY INFORM BROKER OF ANY CHANGE IN SUCH CONDITIONS THAT MAY APPEAR OR BECOME KNOWN TO ME AFTER THIS DATE. I FURTHER INDEMNIFY AND PROTECT ALL AGENTS AND SUBAGENTS FROM ANY AND ALL CLAIMS ARISING FROM MY FAILURE TO COMPLETELY

AND TRUTHFULLY DISCLOSE THE CONDITIONS OF MY PROPERTY AS SET FORTH ABOVE. I HAVE READ THE ABOVE REPRESENTATIONS AND HEREBY EXPRESSLY CONFIRM THEM.

DATED this _____ day of _____

SELLER *Maria F. Hanna* **DATE** _____
Maria F. Hanna

The undersigned prospective Buyer hereby acknowledges receipt of this Addendum. By acknowledgement of this Addendum, Buyer hereby waives any further disclosure as required by Wyoming Statute 34-1-151.

BUYER _____ **DATE** _____