

Seller's Property Information Form for Undeveloped Land

INSTRUCTIONS TO THE SELLER

Please complete the following form to the best of your knowledge. Please add explanations to your answers on this form or on an attached sheet should you wish to do so. For your protection you must date and sign each page of this Property Information Form and each attachment. Completion of this form does not constitute a warranty to the buyer, express or implied, of the condition of the property.

The following are representations made by the Seller (which term includes all persons signing as "Seller" below) for property located at 00 Prospect St Torrington 06790, Connecticut and are not the representations of Seller's brokers.

YES	NO	UNKN		QUESTIONS
			A.	TITLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Is title to the property subject to any of the following: (1) Right of First Refusal (2) Option (3) Lease or Rental Agreement (4) Other Listing (5) Life Estate (6) Other? Please specify. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Does anyone other than you have the right to use any part of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? If yes, please specify. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Is there a written agreement for joint maintenance of an easement?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Have you received a notice concerning the property from any federal, state or local governmental agency?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Do you know of any zoning or inland-wetlands violations or nonconforming uses or structures?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Is there a current survey for the property? If yes, is the survey recorded on the Land Records? Yes No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any covenants, conditions, restrictions or special zoning authorities which affect the property? If yes, please explain. _____

DATE 6/23/26 SELLER Jeffrey A. Tilton SELLER _____



			B. EASEMENTS, TAXES AND ASSESSMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Are there any features of the property shared in common with adjoining landowners (such as walls, fences, roads or driveways) whose use or responsibility for maintenance may affect the property? If yes, what features are shared? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2 Any "common areas" or shared facilities (such as pools, tennis courts, walkways or other areas co-owned in undivided interest) with others? If yes, what "common areas". _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Is the property located in an historic district?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Is the property located in a special taxing district? If yes, what type of special taxing district? _____ What is the yearly tax \$ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 Is the property part of a lake or other association? If yes, what is the name? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6 Is the property the subject of any other type of assessment? If yes, what is the amount of the assessment and what is it for? \$ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 Are there any assessments for sewer construction, service or sewer usage fees? If yes, what is the annual payment and/or remaining amount due? \$ _____
			C. GENERAL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Do you know of any problems with settling, soil conditions, standing water or drainage on the property or in the immediate area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		2 Are you aware of any major damage to the property from fire, wind, floods, earth movements or landslides? If yes, please explain. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 Is the property in a designated flood plain slide zone coastal management area wetlands watershed protection area special flood hazard area (check all that apply)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		4 Are you aware of any hazardous waste, hazardous substances or dumps on the property? If yes, where located? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 Are you aware of any spill or discharge of hazardous waste or any hazardous substance on the property? If yes, where located? _____

DATE 6/23/26 SELLER Jeffrey C. Tillon SELLER _____



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Were there any wetlands permits issued for the property? If yes, when was the permit issued and what was it issued for? _____ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Have any percolation tests or deep hole tests been performed on the property? If yes, state when the tests were performed and whether you have a copy of the results. _____ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Are you aware of any other facts or information relating to this property that would concern you if you were a potential buyer? If yes, please explain under #4 Additional Comments.

4. ADDITIONAL COMMENTS

5. VERIFICATION

The foregoing answers and attached explanations (if any) consisting of _____ pages are complete and correct to the best of my/our knowledge and I/we have received a copy. I/we authorize all of my/our brokers to deliver a copy of this Property Information Form to other real estate licensees and all prospective buyers of the property. I/we understand that my/our broker disclaims all liability for any use or misuse of this form. I/we agree to update this form should I/we become aware of changes in the condition of the property.

DATE 6/23/21 SELLER Jeffrey J. Tilber SELLER _____

6. BUYER'S ACCEPTANCE

A. Buyer (whether one or many) hereby acknowledges that Buyer has received a copy of this Property Information Form (including attachments, if any) consisting of _____ pages bearing Seller's signatures.

B. Buyer acknowledges and understands that this Property Information Form is not intended as a substitute for any inspection or warranties Buyer wishes to obtain. Buyer is encouraged to obtain an inspection of the property by an independent third party.

DATE _____ BUYER _____ BUYER _____

