

FARM AND RANCH PURCHASE AGREEMENT ADDENDUM

Seller's Environmental Conditions Statement

NOTE: This form is used by a buyer's agent when the buyer will purchase a farm or ranch property, to prepare an addendum to the purchase agreement offer contingent on seller disclosures of environmental conditions existing on the property.

DATE: _____, 20____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. This disclosure statement concerns real estate situated in the City of _____,
County of _____, California, referred to as _____
_____ ("Property").
Assessor's parcel number: _____.

STATEMENT OF SELLER: Answer these questions to the best of your knowledge.

This disclosure applies to all of the Property only the following portions of the Property: _____

If this disclosure applies to only a portion of the Property, a separate Seller's Environmental Conditions Statement is to be completed for each other portion of the Property.

2. USE PERMITS AND GOVERNMENT NOTICES:

- 2.1 Do you have a use permit for pesticides and/or herbicides? Yes No. Permit #. _____.
- 2.2 Have you received a notice from any governmental authority concerning the removal of any hazardous or toxic waste material from the Property? Yes No.
If yes, indicate which authority, date notice was received and the nature of the notice: _____
- 2.3 Is the Property on a natural or state hazardous waste site priority list? Yes No.
If yes, indicate which list(s) and the rating score assigned: _____.

3. STORAGE TANKS:

- 3.1 Are there, or were there ever, any underground or aboveground storage tanks on the Property? Yes No.
If yes, describe in 3.2 and 3.3 below.
- 3.2 **Tank #1:** Aboveground Underground.
- a. If underground, has the tank been removed? Yes No. Date removed: _____.
- b. Is tank in use? Yes No.
- c. Location: _____.
- d. Use of the tank _____.
- e. Size of the tank _____.
- f. Age of the tank _____.
- g. Has the tank leaked? Yes No.
If yes, describe _____.
- h. Did you obtain permit (if applicable)? Yes No Unknown.
- i. Has the tank ever been tested? Yes No.
If yes, indicate the name of testing company and date tested: _____.
- 3.3 **Tank #2:** Aboveground Underground.
- a. If underground, has the tank been removed? Yes No. Date removed: _____.
- b. Is tank in use? Yes No.
- c. Location: _____.
- d. Use of the tank _____.
- e. Size of the tank _____.
- f. Age of the tank _____.

- g. Has the tank leaked? Yes No.
If yes, describe: _____
- h. Did you obtain permit (if applicable)? Yes No Unkown.
- i. Has the tank ever been tested? Yes No.
If yes, indicate the name of testing company and date tested: _____

4. COLLECTION SITES:

- 4.1 Are there any open pits or dumps? Yes No.
- 4.2 Are there holding ponds with waste or effluents? Yes No.
- 4.3 Are there drain water evaporation ponds? Yes No.
- 4.4 If you answered "Yes" to any of the above questions, provide the following information for each pit/pond:

PIT/POND #1: Size: _____ Age: _____
Is the pit/pond permitted? Yes No.

- a. If Yes:
 - i. Specify type of permit and attach copy: Department of Health Services SWQCB Other _____
 - ii. Is permit current? Yes No. If no, state why and answer questions below: _____
- b. If No:
 - i. Substance pit/pond: _____
 - ii. Soil type: _____
 - iii. Location of nearest well, drainage ditch, or stream that may be contaminated by percolation or overflow: _____
 - iv. Has pit/pond been tested for hazardous materials? Yes No.
 - v. If yes, has it been tested for concentration levels? Yes No. If hazardous materials have been identified, attach a list and provide information on concentrations above acceptable levels.

PIT/POND #2: Size: _____ Age: _____
Is the pit/pond permitted? Yes No.

- a. If Yes:
 - i. Specify type of permit and attach copy: Department of Health Services SWQCB Other _____
 - ii. Is permit current? Yes No. If no, state why and answer questions below: _____
- b. If No:
 - i. Substance pit/pond: _____
 - ii. Soil type: _____
 - iii. Location of nearest well, drainage ditch, or stream that may be contaminated by percolation or overflow: _____
 - iv. Has pit/pond been tested for hazardous materials? Yes No.
 - v. If yes, has it been tested for concentration levels? Yes No. If hazardous materials have been identified, attach a list and provide information on concentrations above acceptable levels.

5. DRUMS/CONTAINERS:

- 5.1 Are pesticides, herbicides or other hazardous materials stored on the Property? Yes No.
- 5.2 If Yes:
 - a. Where are the drums/containers located: _____
 - b. Do you have an inventory of the drum/container contents? Yes No.
If Yes, attach a copy. If No, briefly describe types of pesticides, herbicides or other hazardous materials stored: _____

c. Do you dispose of hazardous materials on your Property? Yes No.
If yes, describe how and where you dispose of the materials on the Property: _____

6. IRRIGATION:

6.1 Is the property located in an irrigation district? Yes No.
If yes, indicate which district(s), whether the Property receives water from that district, and what Class (i.e., I, II):

6.2 Are there pumps and wells on the Property? Yes No.
If yes, describe the number of pumps and wells, age and the horsepower and gallons per minute:

- a. Is the well in use? Yes No.
- b. Is the water used for human consumption? Yes No.
- c. Are there any abandoned wells on the Property? Yes No.

6.3 Total water available meets _____% of the Property's needs.

6.4 Water source breakdown:
a. Total water needed for this crop year _____ AC/FT
b. Amount of ground water pumped _____ AC/FT
c. Amount of district water _____ AC/FT
d. Amount of water from other sources (List sources below) _____ AC/FT

7. MISCELLANEOUS:

7.1 Are you aware of contamination or threat of contamination from adjacent or nearby properties?
 Yes No. If yes, describe: _____

7.2 Are you aware of any other hazardous waste or environmental problems existing on the Property that have not been described above? Yes No.
If yes, describe: _____

7.3 Has an environmental audit, assessment or survey been conducted on the property? Yes No. If yes, attach a copy.

7.4 Is there, or was there ever, a septic system or other type of waste treatment system on the Property?
 Yes No.

7.5 _____

I/we hereby certify the foregoing is true and correct.

See Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____
Seller: _____

Signature: _____
Seller: _____

Signature: _____

I/we acknowledge receipt of a copy of this statement.

See Signature Page Addendum. [RPI Form 251]

Date: _____, 20_____
Buyer: _____

Signature: _____
Buyer: _____

Signature: _____