

PROPERTY DISCLOSURE STATEMENT (PDS) FOR VACANT LAND This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.

NSREC APPROVED 10/03/2018 (2) FORM 212 PAGE 1 OF 2

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.

Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the Nova Scotia Real Estate Trading Act.

The NSREC is the regulatory body for real estate in Nova Scotia.

This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. If additional space is required for responses, attach a schedule. This PDS must be updated should any property conditions change prior to closing. The Seller is responsible for the accuracy of the information on this PDS.

Property Address:		PID(s)/ Serial #:	
Seller:			
We have owned the Property since:			
. Access Services	4.	.3. Are you aware of any gas stations, refuse disposal sites, toxic substance storage	
.1. The Property has access to the following es	ssential services:	sites, salvage yards, or other pollutant source that abutted or was in close proximity to the Property? Yes No	
Power lines to the property line		If yes, provide details:	
☐ Direct access to a public road☐ Private roadway access to a public road	ad	,,,,	
· · · · · · · · · · · · · · · · · · ·		.4. Have you ever tested the Property for radon gas? Yes No	
2. Water Supply		If yes, when and what were the results?	
.1. Is there a water supply on the Property?	」Yes □ No		
What is the source of the water supply?	4.:	.5. Are you aware of any underground oil tanks on the Property?	
☐ Municipal ☐ Drilled well ☐ Du	ıg well	☐ Yes ☐ No	
Other:		If yes, provide details:	
.2. Is a well certificate available?			
☐ Yes ☐ No ☐ Does not apply	5	. Use Restrictions, Zoning and Permits	
If yes, will documentation be provided to the		1. Are you aware of any limitations with the Property including, but not limited	
If no, provide details:		to: restrictive or protective covenants, easements, rights of way, shared wells,	
		driveway agreements, or encroachments on or by adjoining properties?	
3. Sewage Disposal		Yes No	
3.1. Is there sewage disposal on the Property?	☐ Yes ☐ No	If yes, provide details:	
.2. What is the type of sewage disposal?	5	2 le thousand and financial maintenance and houghlimations related to the	
☐ Municipal ☐ Septic system ☐	Holding Tank	.2. Is there any ongoing financial maintenance or other obligations related to the Property that the Buyer will be responsible for? ☐ Yes ☐ No	
Other:		If yes, provide details:	
.3. Is there a septic certificate available?	res □ No		
If yes, will documentation be provided to the	e Buyer? ☐ Yes ☐ No 5.	.3. Is the Property located on or near a floodplain or designated flood zone?	
If no, provide details:		☐ Yes ☐ No	
		.4. Is the Property located in a watershed district?	
.4. Have any percolation tests been performed	on the Property?	☐ Yes ☐ No ☐ Do not know	
☐ Yes ☐ No ☐ Do not know		If yes, provide details:	
If yes, when?			
	5.	.5. Are you aware of any public projects or real estate developments planned	
. Environmental		in close proximity to the Property, such as road widening, new highways or expropriations? ☐ Yes ☐ No	
.1. Are you aware of any environmental proble		If yes, provide details:	
having occurred on the Property, such as to mining operations or abandoned wells?		7	
If yes, provide details:	F .	.6. Are you aware of any projects or issues with the Property that will result in	
n yes, provide details.		betterment charges or a special assessment? Yes No	
.2. If the Property was contaminated, can you	provide an Environmental Report and	If yes, provide details:	
Certificate of Compliance to the Buyer?			

PROPERTY DISCLOSURE STATEMENT (PDS) VAI PROPERTY:	CANT LAND	NSREC FORM 212 10/03/2018 (2) PAGE 2 OF 2
5. Additional Comments		
7. Seller's Signature		
nave occurred since completion of this PDS. Signed and delivered in the presence of:	In Witness whereof I have	
Vitness	Seller	Date
Vitness	Seller	Date
8. Buyer's Signature	4 6	
However, the Brokerage, its licensees	, and the NSREC assumes no resp	een provided by the Seller of the Property and is believed to be accurate. ponsibility or liability for its accuracy. The Buyer is urged to carefully or parties to verify the above information.
The Buyer acknowledges having read and received	a copy of this PDS.	
Signed and delivered in the presence of:	In Witness whereof I have	hereunto set my hand:
Witness	Buyer	Date
Witness	Buyer	Date