



# FARM AND RANCH PURCHASE AGREEMENT ADDENDUM

## Seller's Environmental Conditions Statement

Prepared by: Agent \_\_\_\_\_  
Broker \_\_\_\_\_

Phone \_\_\_\_\_  
Email \_\_\_\_\_

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 No. \_\_\_\_\_.

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 above 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  Unknown.
- 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 the drums/containers are 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. [ft Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Seller: \_\_\_\_\_

Signature: \_\_\_\_\_

Seller: \_\_\_\_\_

Signature: \_\_\_\_\_

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

See Signature Page Addendum. [ft Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Buyer: \_\_\_\_\_

Signature: \_\_\_\_\_

Buyer: \_\_\_\_\_

Signature: \_\_\_\_\_