

**REAL PROPERTY INQUIRY FORM**

I. Owner(s) \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Property location \_\_\_\_\_  
\_\_\_\_\_

Land area (acres or sq. ft.) \_\_\_\_\_

Building area (sq. ft. each floor) \_\_\_\_\_

Zoning \_\_\_\_\_

Replacement cost of building \_\_\_\_\_

Current property insurance coverage \_\_\_\_\_

Date of acquisition/form of acquisition \_\_\_\_\_

Current cost basis (includes improvements) \_\_\_\_\_

Principal balance of mortgage \_\_\_\_\_ Current fair market value \_\_\_\_\_

Assessed value for real estate taxes \_\_\_\_\_

Real estate taxes \_\_\_\_\_

Land value \_\_\_\_\_

Building value \_\_\_\_\_

Most recent appraisal (date) \_\_\_\_\_ Appraised value \_\_\_\_\_

Appraiser \_\_\_\_\_

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Occupancy status after transfer of title to charity:

- Unimproved (no buildings) \_\_\_\_\_
- Unoccupied (building, but no occupant) \_\_\_\_\_
- Occupied (building with occupants) \_\_\_\_\_

Please indicate by checking "yes" your awareness of any condition or problem that may affect the title or marketability of the property. Use Section VII to provide additional information.

<b>II. Title/Zoning</b>	<b>Yes</b>	<b>No</b>
A. Title	_____	_____
B. Zoning variances, violations or special permits	_____	_____
C. Zoning violations	_____	_____
D. Restrictions or easements	_____	_____
E. Survey available	_____	_____

<b>III. Condition of Building</b>	<b>Yes</b>	<b>No</b>
A. Foundations/slab	_____	_____
B. Basement water/dampness/sump pump	_____	_____
C. Roof leaks	_____	_____
D. General structural	_____	_____
E. UFFI (formaldehyde insulation)	_____	_____
F. Asbestos	_____	_____
G. Lead paints	_____	_____
H. Termites/ants/pests	_____	_____
I. Swimming pool	_____	_____
J. Radon	_____	_____
K. Building systems	_____	_____
1. Plumbing	_____	_____
2. Electrical	_____	_____
3. Heating	_____	_____
4. Air conditioning	_____	_____
5. Hot water	_____	_____
6. Water supply	_____	_____
7. Sewage; type	_____	_____
8. Other fixtures	_____	_____

<b>IV. Rental/Condominium/Cooperative</b>	_____	_____
A. Building systems	_____	_____
1. Leases	_____	_____
2. Rental arrears	_____	_____
3. Last month's rent/security deposit	_____	_____
B. Common area fees in arrears	_____	_____
C. Building or sanitary code violations	_____	_____
D. Operating/capital budget	_____	_____

**REAL PROPERTY INQUIRY FORM**

<b>V. Environmental</b>	<b>Yes</b>	<b>No</b>
A. History of property		
1. Property has prior or current use for industrial, commercial, agricultural, manufacturing, waste disposal or any other non-residential purposes	_____	_____
B. Condition of property		
1. Stressed or denuded vegetation or unusual barren areas	_____	_____
2. Discoloration, oil sheens, or foul/unusual odors in water	_____	_____
3. Storage drums	_____	_____
4. Above or underground storage tanks; vent or filler pipes	_____	_____
5. Evidence of oil or other chemicals in soil	_____	_____
6. Evidence of PCBs	_____	_____
7. Evidence of toxic air emissions	_____	_____
C. Adjacent properties		
1. Properties adjacent or close to subject have conditions requiring "yes" answer to any questions in (A) and (B) above	_____	_____
D. Flood plain/wetlands/drainage	_____	_____
E. Endangered plants or wildlife	_____	_____

Are you aware of any other information concerning any part of the land or buildings that might affect the decision of a buyer or affect value of property or affect use by buyer? \_\_\_\_\_

**VI. Property Expense Budget**

To hold this property as a Foundation asset, the following income and expenses are anticipated:

	<b>Annual</b>
A. Income	
1. Rent	_____
2. Other	_____
B. Expenses	
1. <u>Real estate taxes:</u>	
First payment due _____ (date) _____	
Second payment due _____ (date) _____	
2. <u>Utilities:</u>	
Gas	_____
Oil	_____
Electric	_____
Water/sewer	_____
Other	_____

REAL PROPERTY INQUIRY FORM

- 3. Services:
  - Caretaker/property manager \_\_\_\_\_
  - Landscaping \_\_\_\_\_
  - Heating/cooling service contract \_\_\_\_\_
  - Snow removal \_\_\_\_\_
  - Pool services \_\_\_\_\_
  - Common area charge (condominium) \_\_\_\_\_
  - Security \_\_\_\_\_
  - Other \_\_\_\_\_
- 4. Maintenance/Repairs \_\_\_\_\_
- 5. Insurance \_\_\_\_\_
- Total Expenses** \_\_\_\_\_
- Net Income (Loss)** \_\_\_\_\_

**VII. Additional Information on Sections II through VI**

**VIII. Acknowledgments**

Owner(s) hereby acknowledge that the information set forth above is true and accurate to the best of my (our) knowledge

\_\_\_\_\_  
Owner Date \_\_\_\_\_

\_\_\_\_\_  
Owner Date \_\_\_\_\_

**Please return to:**  
**Kristen A. Barnes**  
**President and CEO**  
**Kern Community Foundation**  
**3300 Truxtun Avenue, Suite 220**  
**Bakersfield, CA 93301**  
**Direct 661.616.2601**  
**Fax 661.325.5358**  
**kristen@kernfoundation.org**

**REAL PROPERTY DISCLOSURE CERTIFICATE**

As grantor(s) of that real property in \_\_\_\_\_ County, State of  
\_\_\_\_\_, known as \_\_\_\_\_

\_\_\_\_\_, and conveyed to Kern Community Foundation by  
gift deed, I/we represent and certify that to the best of my/our knowledge:

1. The property and all operations thereon comply with applicable environmental laws, regulations, and court or administrative orders;
2. There are no pending or threatened private or governmental claims, or judicial or administrative actions relating to environmental impairment on the property; and
3. There are no areas on the property where hazardous or toxic substances have either been released, disposed of, or found, other than those that are disclosed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The property complies with all applicable city, county, state and federal restrictions covering threatened or endangered species or other limiting regulations regarding future land use (including wetlands regulations).

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date