

DEVELOPER/BUILDER DISCLOSURE

IN THIS DISCLOSURE: \_\_\_\_\_ is referred to as "we", "us", and "our"; the buyer is referred to individually and collectively as "you" and "your"; the subdivision known as \_\_\_\_\_, platted as \_\_\_\_\_, and recorded as of the below date, is referred to as the "subdivision"; and the lot to be purchased by you is referred to as "your lot" or "the lot".

1. These disclosures relate only to the subdivision, and not to any other property in the vicinity of the subdivision. Zoning and other land use requirements vary from property to property and change from time to time. If you have specific questions about zoning or land use in Sedgwick County, you may contact the Metropolitan Area Planning Department at (316) 268-4421. If the property is located in the jurisdiction of a City or County other than Wichita or Sedgwick County you should contact the respective City or County offices for information.

2. Your lot is subject to recorded covenants and restrictions which will affect your use of the lot. You should read those covenants and restrictions carefully, and you are encouraged to seek legal counsel so that you completely understand them. By signing this Disclosure, you agree that you have received a copy of the covenants and restrictions.

3. Your lot may be subject to special assessments. Special assessments are a financing tool used to finance the construction of infrastructure improvements such as streets, storm sewers, sanitary sewers, etc. The accuracy of our estimate of the amount of special assessments will depend upon such factors as any difference between the engineering cost estimates and the actual cost of construction, the prevailing interest rates at the time the bonds are sold to raise revenue for the improvements, and any changes in the number or scope of the improvements. We have made a good faith effort to estimate that special assessments on your lot for the following (checked below) as:

street paving                      storm sewer                      sanitary sewers                      water lines

will be approximately \$ \_\_\_\_\_ per month payable for a period of \_\_\_\_\_ months. We cannot guarantee the accuracy of this estimate. It is also possible that there may be future special assessments on the lot. However, as of \_\_\_\_\_ (date), no other petitions for improvements that may result in additional special assessments had been filed. If the property is located in the jurisdiction of a City or County other than Wichita or Sedgwick, you should contact the respective City or County Engineers office for information. The number for the City Engineer for the City of Wichita is (316) 268-4501. The number of the Sedgwick County Engineer is (316) 383-7901.

4. We have prepared and filed a drainage plan for the subdivision. The purpose of this plan is to help protect you and your neighbors from excessive surface water during normal rainfalls. You must not alter your lot in such a way as to conflict with the drainage plan or the purpose of the drainage plan. The drainage plan can be inspected at the City of Wichita or Sedgwick County Engineer's office. If the property is located in the jurisdiction of a City or County other than Wichita or Sedgwick County, you should contact the respective City or County offices for information as to what is required and what information is available from them.

5. Every lender writing mortgages on buildings must show on a Federal Emergency Management Agency (FEMA) form whether or not the property is in a Special Flood Hazard Area mapped by the applicable Flood Insurance Rate Map (FIRM). Lenders usually rely on private companies to make those "determinations" and those companies are located elsewhere. Because of that, and the fact that the determination must be made on the basis of the FIRM, regardless of local conditions which would make the property not subject to flooding from the FEMA Base Flood, if the determination is that the property is in a Special Flood Hazard Area the lender must require that the buyer carry the federally subsidized flood insurance.

If it can be proven, by professional certification, that the property is naturally above FEMA's Base Flood Elevation, an Application for Letter of Map Amendment may be filed with FEMA and, if approved, the flood insurance premium will be refunded.

6. We have established reserve areas in the subdivision. These reserve areas may in the future be devoted to other uses.

7. You may determine the school district in which the lot is located by calling the Kansas State Board of Education (913) 296-3201.

THE UNDERSIGNED HEREBY ACKNOWLEDGES RECEIPT OF THIS DISCLOSURE.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Developer / Builder

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date