

## GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.  
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 0000 W 43rd Ave Hutchinson KS 67501

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns **(initial one):**

10 JDL Seller has no knowledge of groundwater contamination or other environmental concerns;  
11 or  
12 \_\_\_\_\_ Known groundwater contamination or other environmental concerns are:  
13  
14

15 (b) Records and reports in possession of Seller **(initial one):**

16 JDL Seller has no reports or records pertaining to groundwater contamination or other  
17 environmental concerns; or  
18 \_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to  
19 groundwater contamination or other environmental concerns (list document below):  
20  
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and  
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that  
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 \_\_\_\_\_  
29 Seller James Dean Long 6/25/2021 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

30 \_\_\_\_\_  
31 Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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*James Dean Long*

### Summary

Tax ID LONG00172  
Tax Year 2020  
Name LONG, JAMES DEAN  
Property Address 00000 W 43RD  
Sec-Twp-Rng 25--2-06  
Description  
Parcel ID/Cama 0372503001002010  
Parcel Classes RL  
Tax Unit 121

### Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIq
2020	\$0	0.000	\$0.00	\$0.00	\$28.28	\$28.28	N

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LEGEND



PEM1A

U.S. Fish and Wildlife Service, National Standards and S

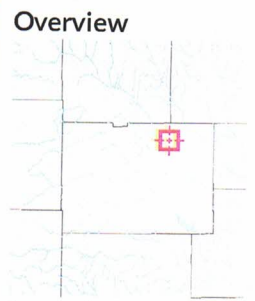
## Classification code: PEM1A

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Emergent (EM)** : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass **Persistent (1)** : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

Water Regime **Temporary Flooded (A)** : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.



- Legend**
- Parcel Numbers
  - Parcels
  - Townships
  - Panel Identification
  - Flood Hazard Areas
    - Floodway
    - 1% Annual Chance Flood
    - 0.2% Annual Chance Flood
  - Road Centerline
  - Reno County Boundary

Parcel ID	0372503001002010	Alternate ID	R336576	Owner Address	LONG, JAMES DEAN
Sec/Twp/Rng	25-22-06W	Class	V - Vacant		12 DAKOTA DR
Property Address	W 43RD AVE Hutchinson	Acreage	17.1		HUTCHINSON, KS 67502
District	121				
Brief Tax Description	RENO TOWNSHIP, S25, T22, R06W, ACRES 17.1, COM SE COR SW/4 TH W 458.89FT TH N 988.5FT TH W 420.17FT TH N 335.75FT TH E 886.21FT TH S 1325.82FT TO POB LESS RD R/W				
	<i>(Note: Not to be used on legal documents)</i>				

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**Sections:**

- 6-101 Application**
- 6-102 Use Regulations**
- 6-103 Performance Standards**
- 6-104 Parking Regulations**
- 6-105 Off-Street Loading Regulations**
- 6-106 Sign Regulations**
- 6-107 Height, Area and Bulk Regulations**
- 6-108 Supplementary Height, Area and Bulk Regulations**
- 6-109 Supplementary Use Regulations**

**6-101 Application:** The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "V-1" Village District. This District is designed to encourage the continued existence of small unincorporated "villages" (i.e. townsites platted or designed many years ago and intended to become cities, but which never incorporated or became cities) by placing very narrow restrictions on their use and further development. No development of new "villages" is contemplated under these provisions and only fill-in type development of existing "villages" with low intensity uses is intended. All proposed construction in the "V-1" Village District shall comply with all the requirements of the Reno County Sanitation Code as applicable.

**6-102 Use Regulations:** In District "V-1," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "R-1" Single-Family Residential District.
2. All other uses, including any proposed commercial and industrial uses, shall require a Conditional Use Permit.

**6-103 Performance Standards:** The Performance Standards for permitted uses are contained in Article 9 of these Regulations.

**6-104 Parking Regulations:** The Parking Regulations for permitted uses are contained in Article 10 of these Regulations.

**6-105 Off-Street Loading Regulations:** The Off-Street Loading Regulations for permitted uses are contained in Article 11 of these Regulations.

**6-106 Sign Regulations:** The Sign Regulations are contained in Article 12 of these Regulations.

**6-107 Height, Area and Bulk Regulations:** In the "V-1" Village District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot shall be as follows:

1. **Height:** Buildings and structures shall not exceed 35 feet and/or 2-1/2 stories in height.
2. **Front Yard:** The depth of the front yard shall be at least 30 feet.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 8 feet.

- 4. **Rear Yard:** The depth of the rear yard shall be at least 10 feet.
- 5. **Lot Dimensions:** No minimum lot dimensions are established, however, it is anticipated that every lot shall provide sufficient setbacks as specified herein and still provide adequate building area.
- 6. **Lot Area:** No minimum lot area is established, however, it is expected that sufficient area will be provided to meet the requirements established herein and provide for the proper provision for safe water and the sanitary disposal of sewage in accordance with the Reno County Sanitation Code.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 13. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

**6-108 Supplementary Height, Area and Bulk Regulations:** The Supplementary Height, Area and Bulk Regulations are contained in Article 14 of these Regulations.

**6-109 Supplementary Use Regulations:** The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 15 of these Regulations.