

Addendum to Contract

As a Buyer purchasing vacant land in Charlotte or Sarasota Counties you need to be aware of several areas of concern.

In Charlotte County the property tax printout no longer shows the size of the lot. Therefore as a Buyer you need to have the property surveyed in order to determine exact property dimensions.

ERA Advantage Realty, Inc.'s Sales Associates and Manager highly recommend a survey on any Real Estate Transaction.

Scrub jays are a protected native Florida bird and they are found in both Charlotte and Sarasota counties. Before purchasing vacant land in either county you must check with county spokespersons to be sure you understand these issues before you purchase.

In Charlotte county please check the counties website www.ccgis.com for more information. Andy Stevens of Charlotte County may be reached at (941) 764-4383.

In Sarasota county please refer to www.scgov.net , Maps tab, and the phone number for the county spokesperson, J. Kraus is 941- 861-6830.

The USFWS has oversight for the Endangered Species Act, and staff at the Vero Beach office can be reached at (772) 562-3909. The State contact is Mary Ann Poole of the Florida Fish and Wildlife Conservation Commission, who may be reached at (850) 922-5679.

In addition to scrub jays there may be other environmental concerns, ex: Gopher turtles, eagles, wetlands, etc... Please ask the county spokesperson about these issues as well.

Our company, associates, managers and employees make no warranties nor guarantees regarding the ability to build on any particular parcel and customers should check with local and state government concerning such issues.

_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date