ATTACHMENT B

Due Diligence Checklist (Vacant Land)

Project Review

1. Property description/Legal Description
2. Copy of the most recent survey and site plan, proposed or approved
3. Copy of the Plat, if platted
4. Copy of the most recent appraisal, or to be completed, if required for financing
5. Copy of any previously prepared engineering reports, or to be completed
6. Copy of any soil or density tests/boring studies
7. Any and all environmental audits and reports to include a copy of Phase 1 Environmental Reports, or to be completed.
8. Copy of any proposed or approved development plans
9. Confirmation of the current zoning, potential for rezoning and density (square footage, FAR, # of units, type of units, etc.)
10. Review of concurrency and traffic requirements and restrictions
11. Availability of traffic of water-units
12. Availability of water and sewer to the site
13. Review of access or egress to the site
14. Review any easements, set back requirements
15. Review of any deed restrictions that will/could affect development
16. Review other development restrictions, per county, municipal or development (PUD, HOA, etc.)
17. Review of ownership of mineral rights (if not included)
18. Review of vegetation and any potential endangered species issues or problems
19. Review of riparian rights, if waterfront, and any restrictions on use, dockage or development
20. Review of any animal species occupying the property for issues or problems
21. Review fill requirements
22. Review of drainage requirements (on-site/off-site)

Marketing and Sales

1. Demographic profile of market and surrounding area
2. Copies of any marketing brochures, flyers, advertising for the proposed development of the property by prior/current owner
3. Competitive analysis for potential uses of the property
4. List of prospective users, buyers or tenants for the property, if to be subdivided
5. News articles or media reports on the development of the property, or surrounding properties.