

## DUE DILIGENCE CHART

### LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	BLACK DIAMOND REALITY L L C
APN / Parcel #:	43-03-05-0-006-019.000
Lot Count:	1
Account # or GEO #:	347986
Property Address:	113 Buena Vista Cir, Daphne, AL, 36526
County:	Baldwin
State:	AL
Lot Number:	Lot 90
Legal Description:	42' X 126' Irr Lot 90 Lake Forest Sub Unit 15 Pb7 Pg114 In T He City Of Daphne Sec 5 T5 S R2 E (Qcd)
Parcel Size:	0.24
Subdivision:	LAKE FOREST, UNIT 15
Approximate Dimensions:	
GPS Center Coordinates (Approximate):	30.6378
GPS Corner Coordinates (Approximate):	-87.89277
Google map link:	<a href="https://maps.app.goo.gl/wdmG6PCPt2ioro1D8">https://maps.app.goo.gl/wdmG6PCPt2ioro1D8</a>
Elevation:	
Assessed Value:	\$16,500
Market Value:	\$10,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	
YouTube Link:	

### ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Mobile, AL - 17 mins drive
If No Address or 0 address: Closest Property with Numbered Address	109 Buena Vista Cir, Daphne, AL, 36526
Closest small town:	Spanish Fort 8 mins drive and Malbis AL - 9 mins drive
Nearby attractions:	hospital, shopping malls, Lowe's, Urban Adventure Park. Swimming pools, golf course, tennis courts available inside the subdivision

### COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://baldwincountyal.gov/government/revenue-commission/search-records">https://baldwincountyal.gov/government/revenue-commission/search-records</a>
Assessor Contact	(251) 937-0245 Teddy Faust, Jr
Treasurer Website	<a href="https://baldwincountyal.gov/government/revenue-commission">https://baldwincountyal.gov/government/revenue-commission</a>
Treasurer Contact	251-937-0245
Recorder/Clerk Website	<a href="https://baldwincountyal.gov/government/revenue-commission/search-records">https://baldwincountyal.gov/government/revenue-commission/search-records</a>
Recorder/Clerk Contact	251-937-0245
Zoning or Planning Department Website	<a href="https://baldwincountyal.gov/departments/planning-zoning">https://baldwincountyal.gov/departments/planning-zoning</a>

Zoning or Planning Department Contact	Planning@baldwincountyal.gov - 251.580.1655
County Environmental Health Department Website	<a href="https://www.alabamapublichealth.gov/baldwin/environmental-services.html">https://www.alabamapublichealth.gov/baldwin/environmental-services.html</a>
County Environmental Health Department Contact	251-947-3618
GIS Website	<a href="https://isv.kcsqgis.com/al.baldwin_revenue/?fips=7751">https://isv.kcsqgis.com/al.baldwin_revenue/?fips=7751</a>
CAD Website	<a href="https://baldwinproperty.countygovservices.com/Property/Search">https://baldwinproperty.countygovservices.com/Property/Search</a>
Electricity Company Name & Phone Number	City of Daphne
Water Company Name & Phone Number	City of Daphne
Sewer Company Name & Phone Number	City of Daphne
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$154.56
Are there any tax liens for this property? If yes, how much is the amount owed?( From what year to what year?	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
HOA Name?	LAKE FOREST
Gated HOA?	No
How much is the annual HOA due?	\$60 monthly
Are there any HOA dues? If yes, how much is the total amount owed?	
County Operator Details who Confirmed the Information:	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	A little bit slopy
Property use code?	9110-VACANT RESIDENTIAL
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	1200 sqft minimum house size
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	
What are the setbacks of the lot?	20 ft front 10 side 20 back
What is the minimum lot size to build on the property?	
Is there any time limit to build?	9 months with extension you get at least 5 months more.

Is there a County or City Impact fee required to build and if so how much does this cost?	No
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	
Any other restrictions?	
Is property in a Floodzone? (if yes add link to FEMA Website)	No
<a href="#">Link to FEMA website</a>	Link the document here
Is property wetland?	
<a href="#">Link to Wetland website</a>	Link the document here
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property in the city or MUD district? ( Please refer to FEMA)	
Is the property located inside or outside city limit?	Inside city limits of Daphne, AL
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Waterline on the street
If YES... (Put the company name and the phone number of the provider)	
If it's in the area (Put the street name where the main water line is located.)	Ridgewood Dr
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where	Daphne Utilities - (251) 626-2628
<b>How much will it cost (setup cost) to have water connection?</b>	\$2100 and \$50 deposit
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	Sewerline on the street
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	
Please ask the details of the Company Name & the Contact information ....(Call and Confirm if it's the right	
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	\$2800 and \$50 deposit
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Power on the street
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	Riviera Utilities - (251) 626-5000
<b>How much will it cost (setup cost) to have power connection?</b>	\$300
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	No gas
For waste....	City
If YES... Get the details of the company name and contact information that service in the area...	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	