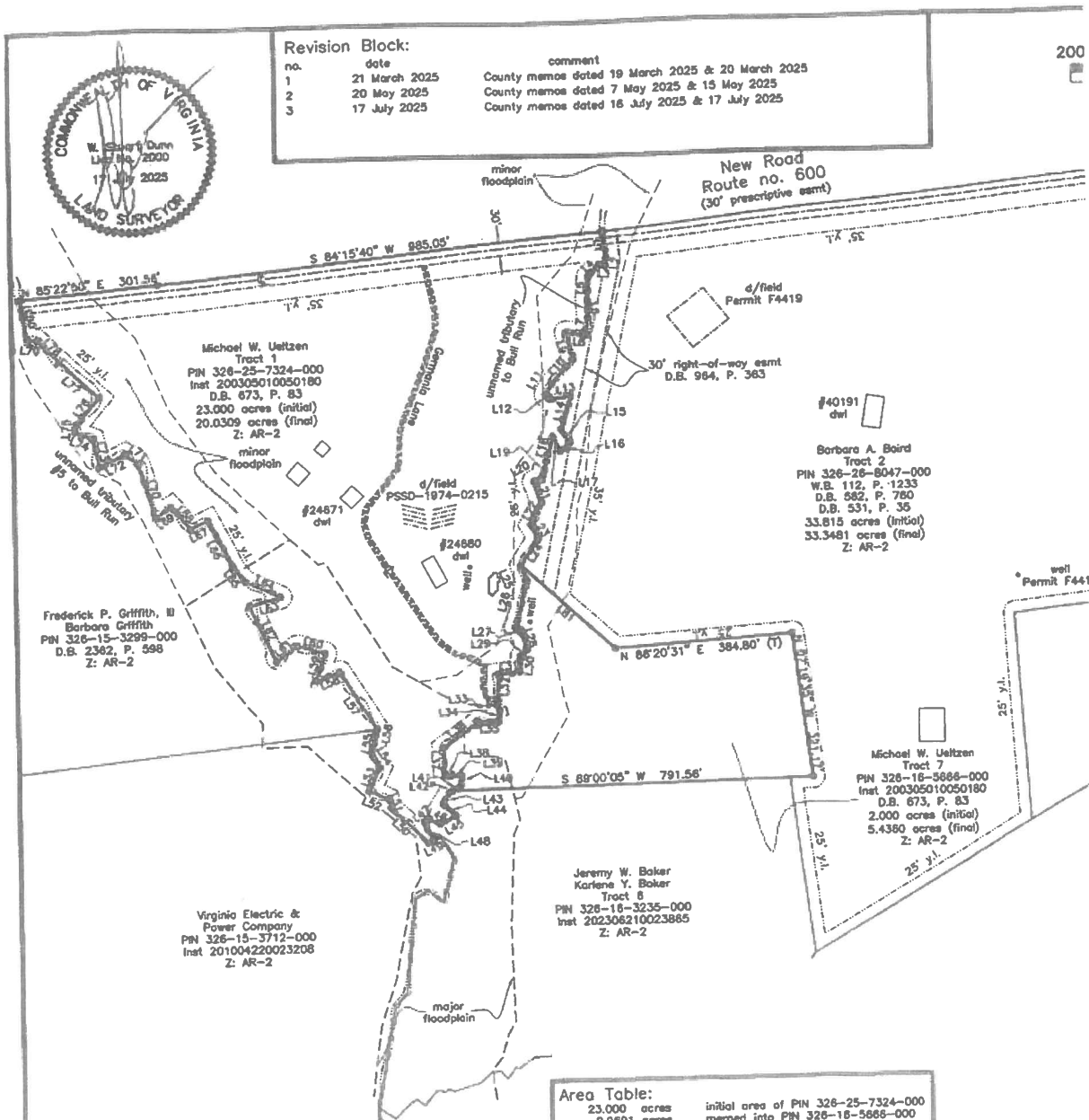


2.000 acres	initial area of PIN 326-16-5666-000
+ 2.9691 acres	portion of PIN 326-25-7324-000
+ 0.4689 acres	portion of PIN 326-26-8047-000
5.4360 acres	final area of PIN 326-16-5666-000
5.1895 acres	area of PIN 326-16-5666-000
0.2665 acres	outside of major floodplain
	area of PIN 326-16-5666-000
	in major floodplain

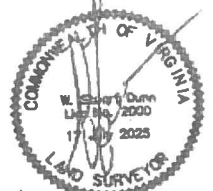
Approval:

PLAT-2025-0026:
 Approved in accordance with Section 1243 of the Loudoun County Land Subdivision and Development Ordinance to which reference is hereby made for limitations of such review and approval.

Director _____ date: _____



Revision Block:		
no.	date	comment
1	21 March 2025	County memos dated 19 March 2025 & 20 March 2025
2	20 May 2025	County memos dated 7 May 2025 & 15 May 2025
3	17 July 2025	County memos dated 16 July 2025 & 17 July 2025



23,000 acres	initial area of PIN 326-25-7324-000
+ 6991 acres	merged into PIN 326-16-5666-000



Virginia Real Estate Board
http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property whenever the property is to be sold or leased with an option to buy to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

24680 Germania Lane
PROPERTY ADDRESS/ **Aldie, VA 20105**
LEGAL DESCRIPTION:

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:
http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

DocuSigned by:
Michael W Ueltzen
Owner B56B5A06FE75433
Michael W Ueltzen

Owner

3/4/2026
Date

Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

DPOR rev 07/2021

SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at 24680 Germania Lane, Aldie, VA 20105

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

^{DS}
MW / _____ (a) Presence of lead-based paint and/or lead-based paint hazard (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

^{DS}
MW / _____ (b) Records and Reports available to the seller (check one below):
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

_____/ _____ (c) Purchaser has (check one below):
 Received and had an opportunity to review copies of all information listed above.
 Been advised that Seller has no knowledge, information, reports, or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

_____/ _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

_____/ _____ (e) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Sales Associates' Acknowledgments (initial)

PM / _____ (f) Listing and Buyer's Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Sellers' obligations under this law as evidenced by Seller and Purchaser having completed this form.

Certification of Accuracy

The undersigned have reviewed the information above and certify that to the best of their knowledge the information they have provided is true and accurate.

SELLER:

3/4/2026 / _____
Date Signature ^{DocuSigned by:} Michael W. Ueltzen
Date / _____
Date / _____
Date / _____
Date / _____

PURCHASER:

_____/ _____
Date Signature
Date / _____
Date / _____
Date / _____
Date / _____

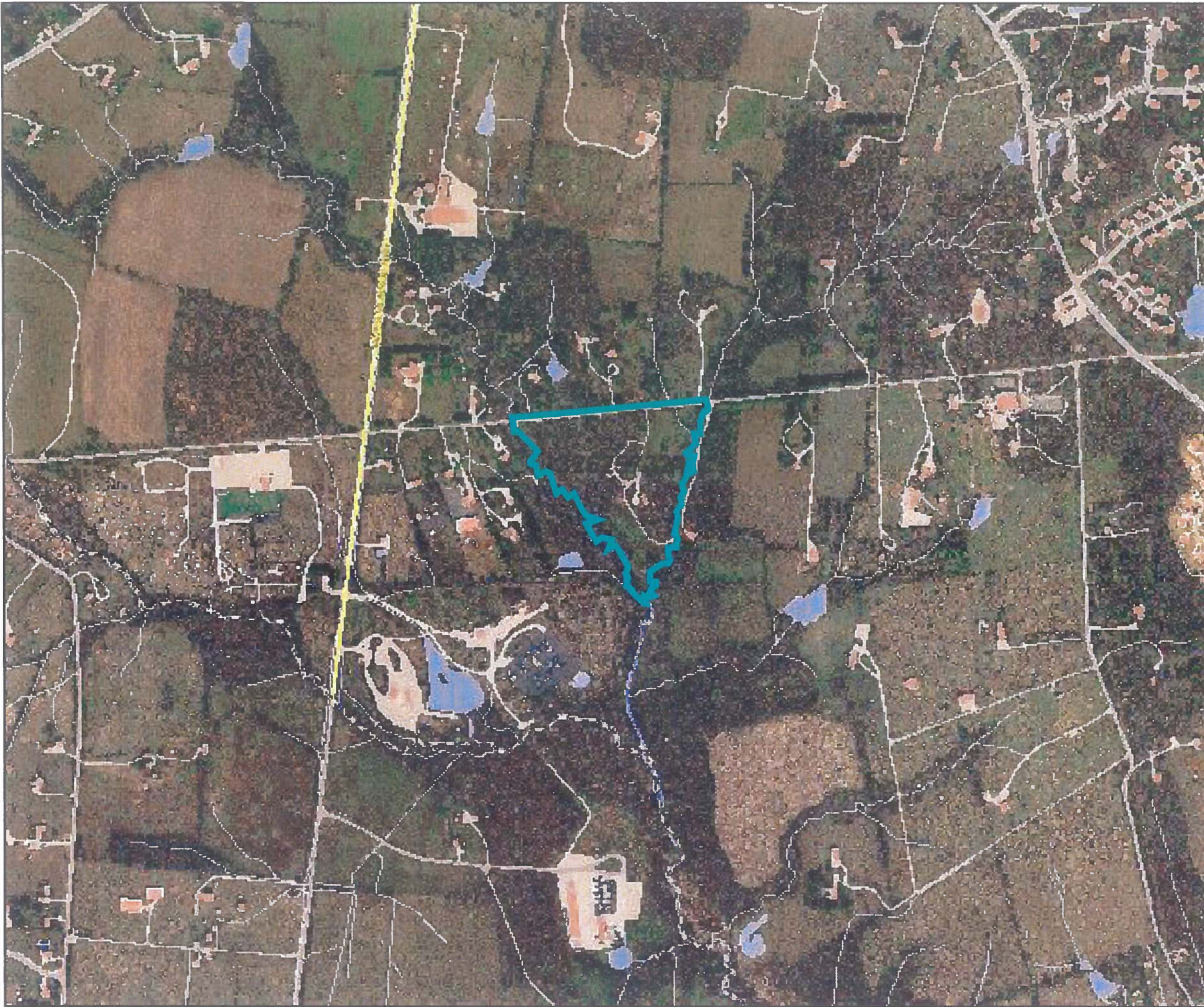


Thursday, February 26, 2026

Loudoun County, Virginia

www.loudoun.gov

(map not to scale)



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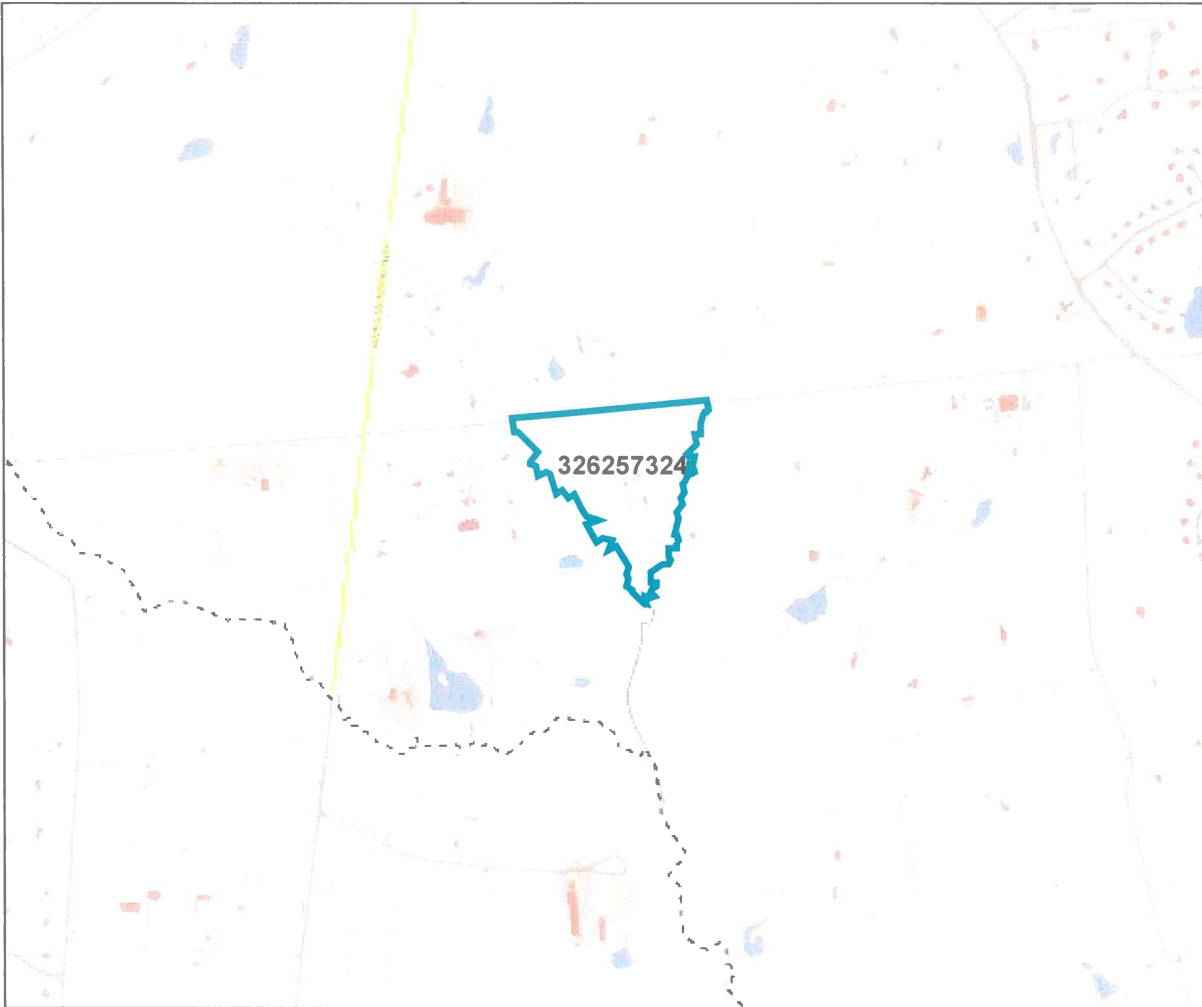


Thursday, February 26, 2026

Loudoun County, Virginia

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(map not to scale)



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