



GIFTS OF REAL PROPERTY

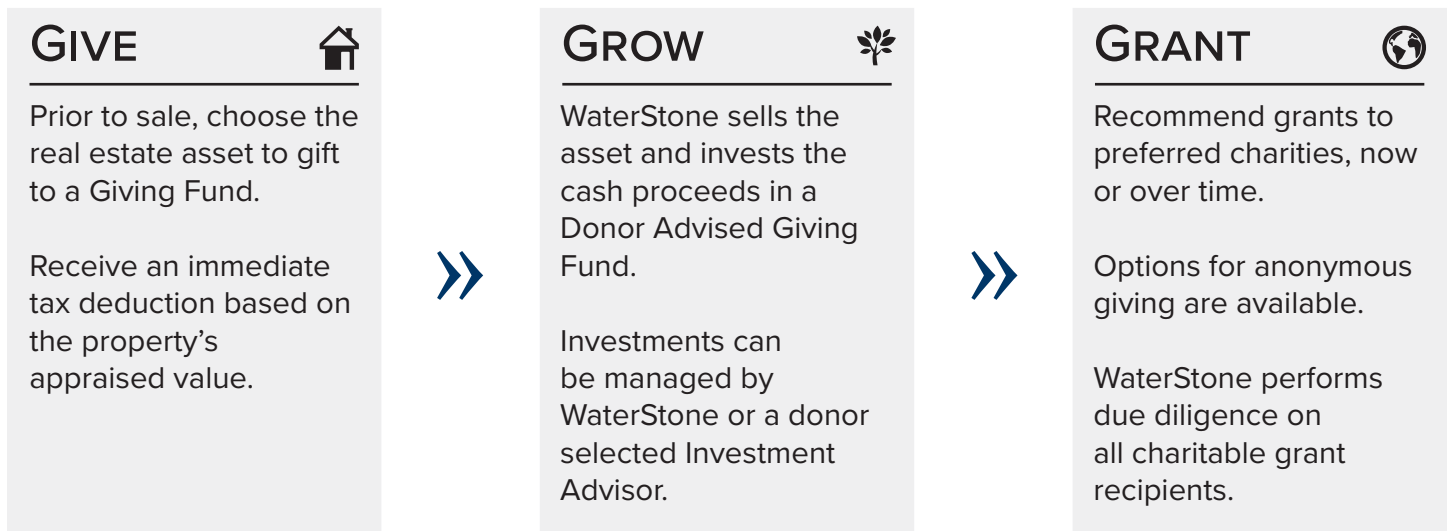
Gifts of Real Property



Gifts of real property will be received into WaterStone Support Foundation, Inc. for the purpose of your Giving Fund or your charitable remainder trust. WaterStone Support Foundation, Inc. is qualified under Internal Revenue Code Sections 501(c)(3) and 509(a)(3) with the task of as trustee of charitable trusts, holding real property, and managing the Ministry Program Funds.

It should be noted that gifts of real property are often complex and the information gathering process can be very time consuming. Because of their complexity and inherent liabilities, gifts of real property must be thoroughly reviewed and evaluated by WaterStone. Please contact WaterStone to get started.

Real property gifts of less than \$150,000 should not be pursued and will only be accepted at the discretion of the executive staff.



ASSET TYPES

COMMERCIAL PROPERTY: Business Building, Income-Producing Rental or Commercial Property

RESIDENTIAL PROPERTY: Investment Home(s), Vacation Property

TYPES OF LAND: Farm Land, Ranches, Forest Area, Undeveloped Property



Requirements for Preliminary Evaluation:

The following information is required for evaluation of a real estate gift, prior to the gift being deeded or conveyed to WaterStone Support Foundation, Inc. by the giver or his advisor:

- ❑ Deed and full legal description of the property (additional documentation required if held by Trust or business entity.
- ❑ Title Insurance Report. The gift will be reviewed with the presumption that the title will be acceptable.
- ❑ Lease Agreements, if applicable.
- ❑ Current property tax bills.
- ❑ Copies of all mortgages, notes, and trust deeds along with the giver's current loan statement(s), if applicable.
- ❑ Completed Environmental Review form. Upon review a Phase I environmental impact study may need to be obtained prior to the acceptance of the donation.
- ❑ Homeowners Association Covenants, Conditions and Restrictions.

Requirements for Acceptance:

After the above has been evaluated by the Director of Operations and preliminary acceptance has been given, the following will need to be obtained:

- ❑ A current Certificate of Insurance binder naming WaterStone Support Foundation, Inc. as insured or additionally insured must be obtained prior to the gift.
- ❑ A warranty or grant deed will be obtained and recorded to transfer the property to WaterStone Support Foundation, Inc.
- ❑ A certified appraisal, from no earlier than 60 days before the date you contribute the property or prior to filing your tax return. The appraiser, the giver, and WaterStone Support Foundation, Inc. will sign the IRS Form 8283 that will verify the deduction for the tax return. If the property is sold within three years of the donation, WaterStone will fill out an IRS Form 8282 and report the sale to the IRS.

Considerations for the Sale of the Property:

The most important factor in deciding whether or not to accept a gift of real property is its marketability. Names and addresses of any prospective buyers (adjacent landowners, known investors, etc.) and a list of recommended realtors should be provided by the giver.

Sometimes a particular type of property cannot, or should not, be sold immediately. Sufficient cash in the Giving Fund may be required in order to maintain the property during the selling period. Taxes, insurance, maintenance, and management costs will need to be paid by the Giving Fund during this time.





Real Property - Preliminary Environmental Review

The current owner of the property should complete the following questionnaire regarding the property. Please write "Unknown" if you do not know the information requested. Submit this information sheet to WaterStone for review by staff prior to finalizing the deed. Please attach separate pages if needed for a detailed response.

1: Describe present use of property:

2: Describe previous use of the property (over the past 50 years):

3: List names of former property owners, if known:

4: Describe present and previous uses of immediate adjacent properties:

ASBESTOS:

5: Is asbestos currently present in any of the structures? If asbestos is present, has a survey been made to assess the type, amount, location and condition of the asbestos? (If so, attach a copy of the survey.)

6: Have asbestos air samples been taken? If so, what were the results?

POLYCHLORINATED BIPHENYL (PCBs):

7: Have PCBs been used in electrical transformers, capacitors, or other equipment on the property? If so, describe the use and quantity of PCBs used on the property.



FUEL/CHEMICAL STORAGE TANKS, DRUMS AND PIPELINES:

8: Are there any above ground or underground gasoline, diesel, fuel oil or other chemical storage tanks or pipelines on the property? If so, describe substances stored, capacity of tank(s), and use of any pipelines.

9: Are any other chemicals stored on the property in drums or other containers? If so, please describe the substances, quantities stored, and types of containers.

10: Have there been any spills, leaks, or other releases or chemicals or petroleum products on the property? If so, describe the chemicals or petroleum products and quantities released; any cleanup measures taken; and the results of any soil or groundwater samples performed to detect the presence of the chemicals or petroleum products spilled, leaked or released on the property.

11: Attach copies of any permits or licenses pertaining to the use, storage, handling or disposal of chemicals or petroleum products on the property.

AIR EMISSIONS/RADON GAS:

12: Describe air emissions from each source of air pollutants, including fuel burning equipment on the property. Describe type of fuel burned.

13: Describe air pollution control equipment used to reduce emissions for each source of air pollutant. Are air emissions monitored? If so, indicate frequency of monitoring. (Attach copies of any air permits or licenses pertaining to operations on the property.)

WATER DISCHARGES:

14: List all sources of waste water discharges and the average daily flow to surface waters, septic systems, or holding ponds.



15: List all sources of waste water discharges and the average daily flow to public sewer systems.

16: Attach copies of any water discharge permits or licenses pertaining to operations on the property.

WASTE DISPOSAL:

17: Describe the types of liquid wastes (other than waste water described above) and solid wastes generated at the property.

18: Describe how the liquid and solid wastes generated at the property are disposed.

19: Attach copies of any waste disposal permits or licenses pertaining to operations on the property.

IF THE PROPERTY HAS BEEN OR IS USED FOR INDUSTRIAL PURPOSES, PROVIDE THE FOLLOWING ADDITIONAL INFORMATION:

20: Has the property been used for disposal of any liquid or solid waste? If so, describe the location of all disposal sites; the type of wastes disposed at each site; the results of any soil or groundwater samples taken in the vicinity of each site; and the manner in which each site not presently in use was closed.

21: Have evaporation or storage ponds been located on the property? If so, describe the location of all ponds; the type of wastes placed in each pond; the results of any soil or groundwater samples taken in the vicinity of each pond; and the manner in which each pond not presently in use was closed.



22: Have waste water treatment facilities, such as acid neutralization vaults, been located on the property? If so, describe the location of all facilities; the type of wastes treated in each facility; the result or any solid or groundwater samples taken in the vicinity of each facility; and the manner in which each facility not presently in use was closed.

23: Are there raw chemical or waste chemical storage areas on the property? If so, please describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area; the results of any soil or groundwater samples taken in the vicinity of each area; and the manner in which each area not presently in use was closed.

PROVIDE THE FOLLOWING ADDITIONAL INFORMATION IF THE PROPERTY HAS BEEN OR IS USED FOR AGRICULTURAL PURPOSES:

24: Have pesticides, herbicides, or other agricultural chemicals been applied to the property? If so, describe the locations where such pesticides, herbicides, or chemicals were applied; the type of pesticides, herbicides, or chemicals applied in each area; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides, or chemicals used at the site.

25: Have pesticides, herbicides, or other agricultural chemicals been mixed, formulated, rinsed or disposed of on the property? If so, describe the locations where such pesticides, herbicides, or chemicals mixed, formulated, rinsed or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides, or chemicals mixed, formulated, rinsed or disposed of at the site.



Real Property - Preliminary Environmental Review

As the present owner of the property or as an officer or a general partner of the present owner of the property (or the duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the property, have made a diligent inquiry into the former uses of the property, and hereby certify to and for the benefit of any purchaser of the property that, to the best of my knowledge, information and belief, the information disclosed above is true and correct.

NAME _____

SIGNATURE _____

DATE _____