

REAL ESTATE TRANSFER DISCLOSURE FOR PROPERTIES LOCATED IN A LOCALITY IN WHICH A MILITARY AIR INSTALLATION IS LOCATED

1. As of the date of this Disclosure, the undersigned property owner(s) represent that the real property described below is located in a Noise Zone and/or Accident Potential Zone (APZ), as shown or referenced on the Official Zoning Map designated by the locality in which the property is located.

☒ No (Please sign below) ☐ Yes (Please complete the information below)

2. The following are representations made by the property owner(s), as required by Section 55.1-704 of the Code of Virginia:

A. As of the date of this Disclosure the real property located at (Street Address, Locality and Zip Code)
1237 Heathcliff Drive Virginia Beach VA, 23464,
 Virginia is located within the following Noise Zone and/or Accident Potential Zone (APZ), as shown or referenced on the
 Official Zoning Map of (Name of Locality) _____:

Noise Zone – (Initial One)

____/____ <65 dB DNL ____/____ 65-70 dB DNL ____/____ 70-75 dB DNL ____/____ >75 dB DNL

Accident Potential Zone (APZ) – (Initial One)

____/____ None (outside APZs) ____/____ APZ-2 ____/____ APZ-1 ____/____ Clear Zone

B. The abbreviation “DNL” refers to a day-night average sound level. The frequency of actual single noise events may vary over time depending on the operational needs of the military. **Single noise events may result in significantly higher noise levels than the average level(s) in any of the Noise Zones listed above.**

C. Noise Zones and Accident Potential Zones are subject to change. For this reason, it should not be assumed that the property will remain in the same Noise Zone and/or Accident Potential Zone.

Additional information may be obtained from the locality.

In the event the owner fails to provide the disclosure required by § 55.1-704, or the owner misrepresents, willfully or otherwise, the information required in such disclosure, except as result of information provided by an officer or employee of the locality in which the property is located, the purchaser may maintain an action to recover his actual damages suffered as the result of such violation. Notwithstanding the provisions of this disclosure, no purchaser of residential real property located in a noise zone designated on the official zoning map of the locality as having a day-night average sound level of less than 65 decibels shall have a right to maintain an action for damages pursuant to this section.

The owner(s) state that they reasonably believe the information contained herein is true and accurate and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Owner  Douglas Fortier Date 11/12/2025
Douglas Fortier

Owner  Erin Fortier Date 11/12/2025
Erin Fortier

Purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser _____ Date _____

Purchaser _____ Date _____