

NON-RESPONSIBILITY ADDENDUM
(Improved Property)

It is expressly understood that the Property is being purchased in its present “as-is” condition. Seller makes no representations, warranties or covenants of any kind, expressed or implied, of net or gross acreage; availability of any utilities; of soil, environmental or any other condition of the Property or improvements thereon; of zoning or planning designations; of compliance with federal, state or local law (including, without limitation, the provisions of the Americans with Disabilities Act and regulations promulgated thereunder), or any other laws which would prevent Buyer from using the Property for any purpose whatsoever. Buyer further assumes sole and complete responsibility for the Property upon transfer of title, all risk of adverse physical characteristics and existing conditions, tort liability and compliance with any and all federal, state and local laws, regulations, rules, orders or ordinances relating to the condition of the Property.

Buyer acknowledges that Buyer is hereby advised to have the Property inspected and examined by experts of his own choosing, and to thereby fully satisfy himself as to the condition, design, and construction of the Property. Buyer, therefore, will rely solely on his own or his expert representative’s inspection of said Property and the improvements thereon, including, but not limited to, heating, plumbing, electrical and sewer systems, roof and appliances as well as to the existence or nonexistence of any hazardous or potentially hazardous materials (including asbestos).

Buyer acknowledges that Seller received the Property through bequest or gift, has never operated the Property, and has little or no knowledge about the Property and the improvements thereon.

WEST DEXTER, LLC

BUYER:

By: _____

_____ Date