



Seller's Disclosure Statement for Commercial Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

| | | | | |
|-----------------------|---------------|-----------------|---------------|------------------|
| <u>11 S 2nd St</u> | <u>Festus</u> | <u>MO</u> | <u>63028</u> | <u>Jefferson</u> |
| Street Address | City | Zip Code | County | |

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

- (a) Approximate year built: 1985
- (b) Date acquired: 3/16/2026
- (c) Has Seller ever occupied the Property? Yes No
- (d) Is the Property currently occupied? Yes No
If "no," when was the Property last occupied and by whom? Unknown
- (e) Is there a company that manages the Property (a "Property Manager")? Yes No
If "yes," please provide the contact information for the Property Manager: office@ichirentals.com
- (f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No
A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.
For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof: Not occupied, no tenants

STATUTORY DISCLOSURES

Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

- 1. METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? Yes No
If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.
- 2. LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? Yes No
If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
- 3. WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)
Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No
If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.
- 4. RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? Yes No
If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING (“HVAC”)

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: 1) Solar Other: _____ Approx. age: UNK
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other _____ Approx. age: UNK
- (d) Area(s) of Property/structures not served by central heating/cooling: Garage
- (e) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (f) Fire Suppression System: _____ Yes No
- (g) Insulation: Known Unknown (Describe type if known, include R-Factor): _____
- (h) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? _____ Yes No
- (i) **Are you aware of any problem or repair needed or made for any item above?** _____ Yes No
Please explain any “Yes” answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: Single-Phase Three-Phase
Voltage: 110/220 120/240 120/208 277/480 AMPS: 200
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System? _____ Yes No
- (e) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (f) Is there any other electronic system/component at the Property? (i.e., “smart” doorbells, thermostats, etc.) Yes No
- (g) **Are you aware of any problem or repair needed or made for any item above?** _____ Yes No
Please explain any “Yes” answer in this section. Include any available repair history (attach additional pages if needed):

Thermostat present

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC PEX Other: _____
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: 2yrs
- (c) Specialized Equipment (check if present): _____ Yes No
- (d) Swimming pool/Hot Tub: Yes No If “Yes”, please attach DSC-8000D (“Pool/Hot Tub Disclosure Rider”)
- (e) Lawn Sprinkler System: Yes No If “Yes”, date of last backflow device certificate (if required): _____
- (f) **Are you aware of any problem or repair needed or made for any item above?** _____ Yes No
Please explain any “Yes” answer in this section. Include any available repair history (attach additional pages if needed):

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Size of incoming water service line: 3/4"
- (c) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
- (d) Are you aware of any problem relating to the quality or source of water?..... Yes No
- (e) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased equipment (attach additional pages if needed): _____

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? Public (e.g., City/Sewer District) Septic Lagoon
(e.g., private, shared or community) Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Size of outgoing sewer line: 3"
- (c) Is there a sewage lift system?..... Yes No
- (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 5 years. Documented?..... Yes No
- (b) Type and material of roof: Asphalt Shingle Architectural
- (c) Has the roof ever leaked during your ownership?..... Yes No
- (d) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes No
- (e) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

7. EXTERIOR FINISH

- (a) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?..... Yes No
If "Yes", was any money received for the claim?..... Yes No
- (b) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from the contractor completing the work?..... Yes No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes No
- (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes No
- (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?..... Yes No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes No

- (e) Do you have a sump pump or other drainage system?..... Yes No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?..... Yes No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?.... Yes No
- (i) Is any portion of the Property located within a flood hazard area?..... Unknown.. Yes No
- (j) Do you pay for any flood insurance?..... Yes No If "Yes", what is the premium? _____
- (k) Do you have a Letter of Map Amendment ("LOMA")?..... Yes No If "Yes", please provide a copy.
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS, DRYROT OR PESTS

- (a) Are you aware of any termites/wood destroying insects, dryrot or pests affecting the Property?..... Yes No
- (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
- (c) Is the Property currently under warranty or other coverage by a license pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
- (d) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Are you aware of the presence of any lead-based paint on the Property?..... Yes No
- (b) Are you aware of the presence of any asbestos construction materials on the Property (e.g., shingles, siding, insulation, ceiling, floors, pipes)?..... Yes No
- (c) Are you aware of any other environmental concern that may affect the Property, such as mold, radon gas, fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, or oil sheens in wet areas (e.g., commercial, farming), etc.?..... Yes No
- (d) Are you aware whether the Property has underwent an EPA Phase 1 or 2 Study or has been tested for asbestos, mold, radon gas or ay other hazardous substances?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any casualty loss to the Property during your ownership?..... Yes No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
- (c) Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
- (d) Are you aware of any insurance application or prior coverage regarding all or any part of the Property that has been rejected or will not be renewed? Yes No
- (e) Are you aware that any existing insurance coverage will be subjected to increased premium rates?..... Yes No
- (f) Are you aware of anything that would adversely impact the insurability of the Property?..... Yes No
Please explain any "Yes" answer in this section. and include the date and description of any casualty loss or claim, and all repairs and replacements completed (attach additional pages if needed): _____

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
- (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
- (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No
Please explain any "Yes" answer in this section (attach additional pages if needed): _____

14. PROPERTY OWNERS ASSOCIATIONS/CONDOMINIUMS/USE RESTRICTIONS

- (a) Is The Property subject to covenants, conditions, and restrictions (CC&R's)?
(b) Is the Property part of a condominium, property owner's association, or other common ownership?
(c) Are you aware of any violation or alleged violation of the above by you or others?
(d) Are all association dues, fees, charges, and assessments related to the Property current?
(e) Are you aware of any existing or proposed special assessments?
(f) Are you aware of any condition or claim which may cause an increase in assessments or fees?
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

15. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

16. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?
(b) Is the Property designated as a historical property or located in a historic district?
(c) Is the Property located in an opportunity zone?
(d) Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes, or street changes affecting the Property?
(e) Do you have a survey that includes existing improvements of any kind regarding the Property?
(f) Do you know of any encroachments, title disputes, boundary line disputes, reservation of rights (i.e. water, air, mineral) or easements affecting the property?
(g) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?
Lease or other agreement for the use of the Property or any part thereof?
Right of First Refusal or Option to Purchase?
Existing or threatened legal action that would prevent Seller from conveying the Property or otherwise affecting the Property?
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?
Consent required of anyone other than the signer(s) of this form to convey title to the Property?
Any proceedings which might result in a special tax bill or assessment on the Property?
Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?)
Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

City Requires Occupancy Inspections

(h) Current Utility/Service Providers:

Note: Please identify if any part of the systems below is leased:

- Electric Company: Ameren
Water Service: City of Festus
Internet Service: Unknown
Security System: N/A
Sewer: Jeffco Sewer
Telephone: Unknown
Gas/Propane Tanks: Spire
Garbage: Republic
Fire District: City of Festus

