

GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.

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VACANT LAND DISCLOSURE STATEMENT

Date 01-03-2016

Property Address 149 Kim Ln

City Lexington State KY Zip Code 42754

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

PURPOSE OF DISCLOSURE FORM: This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned about them. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) If an item does not apply to your property, mark "not applicable." (5) If you truthfully do not know the answer to a question, mark "unknown." (6) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

NOTICE TO BUYER: This is a disclosure is not a substitute for any inspections, tests, or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by any real estate agent or broker. The Buyer is encouraged to obtain his or her own professional inspections of this property.

List the date you acquired the Property: 12/1987

Month Year

A. SURVEY, EASEMENT, FLOODING

1. Has the seller ever had the land surveyed?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
a. If yes, do you have a copy?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
b. Who performed the survey?	
2. Are there any boundary line disputes currently?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
3. Are there any easements, encroachments, or licenses affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
4. Is any of the property in a designated flood plain?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
5. Have there ever been any soil stability, drainage, flooding, grading, or erosion problems affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
6. Are there any shared fences, driveways, or accesses?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Explain any of the above:	

JCS

Seller Initials

1/16/26

Date/Time

Buyer Initials

Date/Time

SMX

Seller Initials

1/16/26

Date/Time

Buyer Initials

Date/Time

B. PROPERTY: Additional Information Regarding Key Issues		
C. USE RESTRICTIONS		
51	Are there any subdivisions or other recorded covenants, conditions, or restrictions?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
52	A right of first refusal?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
53	Local Municipality?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
54	Does the Corps of Engineers or other Agency require approval for improvements or access to the property?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

C. CONDITION OF PROPERTY		
55	1 Are there any structural improvements on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
56	2 Are there any abandoned wells, buried storage tanks, fuel tanks, or buried debris, personal property or waste on the property?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
57	3 Is there any hazardous or toxic substance on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
58	Explain any of the above	
59	4 Have any environmental or soil tests (including Phase I or II) been performed?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
60	If yes, Explain.	
61	5 Does the property have any fill or uncompacted soil?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
62	If yes, where:	
63	6 Is there any settling, soil movement, sink holes or erosion on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
64	If yes, where:	
65	7 Are there any dead or diseased trees on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
66	8 Has any timber been sold/removed from the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
67	If yes, when:	

D. UTILITIES: Buyer is advised to verify the availability of any utilities and services for Buyer's intended use.		
68	1 Have any percolation (PERC) tests have been performed on the property?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
69	a. If yes, can a copy be provided?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
70	Explain:	
71	2 Are any of the following presently existing on the property?	
72	a. Connection to public water	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
73	b. Connection to public sewer	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
74	i. Are you aware of any capacity or accessibility issues?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
75	c. Connection to private water system off property	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
76	d. A water well	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
77	e. Connection to electricity	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

78	Buyer Initials: <u>JB</u>	Date/Time: <u>11/01/20</u>
79	Buyer Initials: <u>SLW</u>	Date/Time: <u>11/01/20</u>
80	Buyer Initials: <u>SLW</u>	Date/Time: <u>11/01/20</u>
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101 Property Address: 1000 E. Main Street, Louisville, KY 40202

102 f. Connection to natural gas services

103 i. Are any of the following presently existing adjoining the property?

- 104 a. Public water system access
- 105 b. Private water system access
- 106 c. Electric service access
- 107 d. Natural gas access
- 108 e. Internet access

109 g. Have any utility access charges been paid?

110 If yes, which charges have been paid?

111 N/A Yes Unknown112 N/A Yes Unknown113 N/A Yes Unknown114 N/A Yes Unknown115 N/A Yes Unknown116 N/A Yes Unknown

117 E. OTHER MATTERS

118 1. Is any part of the property subject to a lease agreement currently? N/A Yes No Unknown

119 If yes, explain:

120 2. Is there a Homeowners Association? N/A Yes No Unknown

121 a. If yes, contact info:

122 b. Dues: monthly annually

123 c. Assessments:

124 3. Is there road maintenance? Public Private Unknown125 4. Are there any recorded or unrecorded maintenance agreements? N/A Yes No Unknown126 5. Is the property subject to CRP (Conservation Reserve Program) wetlands designation, or other state or federal program? N/A Yes No Unknown127 6. Are there any pending claims, litigation, or notice from any governmental authority currently affecting this property? N/A Yes No Unknown128 7. Do you own any mineral rights to the property? N/A Yes No Unknown129 a. If yes, are they to be sold with the property? N/A Yes No Unknown130 8. Are there any material or adverse defects affecting the value or desirability of the property such as zoning changes, street changes, threat of condemnation or neighborhood noise or nuisances? N/A Yes No Unknown

131 If yes, explain:

132 F. Other Information the Buyer Should Know:

133 *LS*
134 Seller Initials135 *Me/26*
136 Date/Initials

Buyer Initials

Date/Initials

137 *SM*
138 Seller Initials139 *Me/26*
140 Date/Initials

Buyer Initials

Date/Initials

1.3. *Thermite Weight*

157 G SELLER'S STATEMENT

The undersigned represents that the information provided herein is true and accurate to the best of his/her knowledge.

Mr. Seltzer *At Llo* Date 1-6-26 Seller Stein-McO Date 1-6-26

114 H. BUYER'S RECEIPT AND ACKNOWLEDGMENT

116 I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present
117 condition **only**, without warranties or guarantees of any kind by Seller or any Broker or Agent.

1st Buyer _____ Date _____ Buyer _____ Date _____