

# SELLER DISCLOSURE FOR COMMERCIAL PROPERTY

1. Legal Description: UMB01 Block 15 GRAEH
2. Recording District: \_\_\_\_\_ Size: 1800 sqft. Bldg.
3. Zoning: LC Current Property Taxes: 6000'ish
4. Are there any known zoning restrictions prohibiting the property's present use.....Yes \_\_\_ No X
5. Are there any known subdivision covenants prohibiting the property's present use...Yes \_\_\_ No X
6. Does the property have proper permits and licenses for its current use.....Yes \_\_\_ No X
7. Are any assessments outstanding.....Yes \_\_\_ No X  
Are any assessments pending.....Yes \_\_\_ No X
8. How long have you owned the property 20-25 years
9. What is the age of the building(s) 18 yrs  
Type of roof(s) Asphalt Shingles Condition Good Age 18 yrs  
Type of foundation(s) Arx Block  
Type of construction (wood, metal, etc.) Wood
10. Are there any known code violations.....Yes \_\_\_ No X
11. Total SqFt of Land 19,536 sqft Total SqFt of Improvements 1832
12. Do you have a plot plan of the property (please attach).....Yes X No \_\_\_
13. Is the property surveyed.....Yes X No \_\_\_  
Can the markers be readily found.....Yes X No \_\_\_
14. Utilities Available:
 

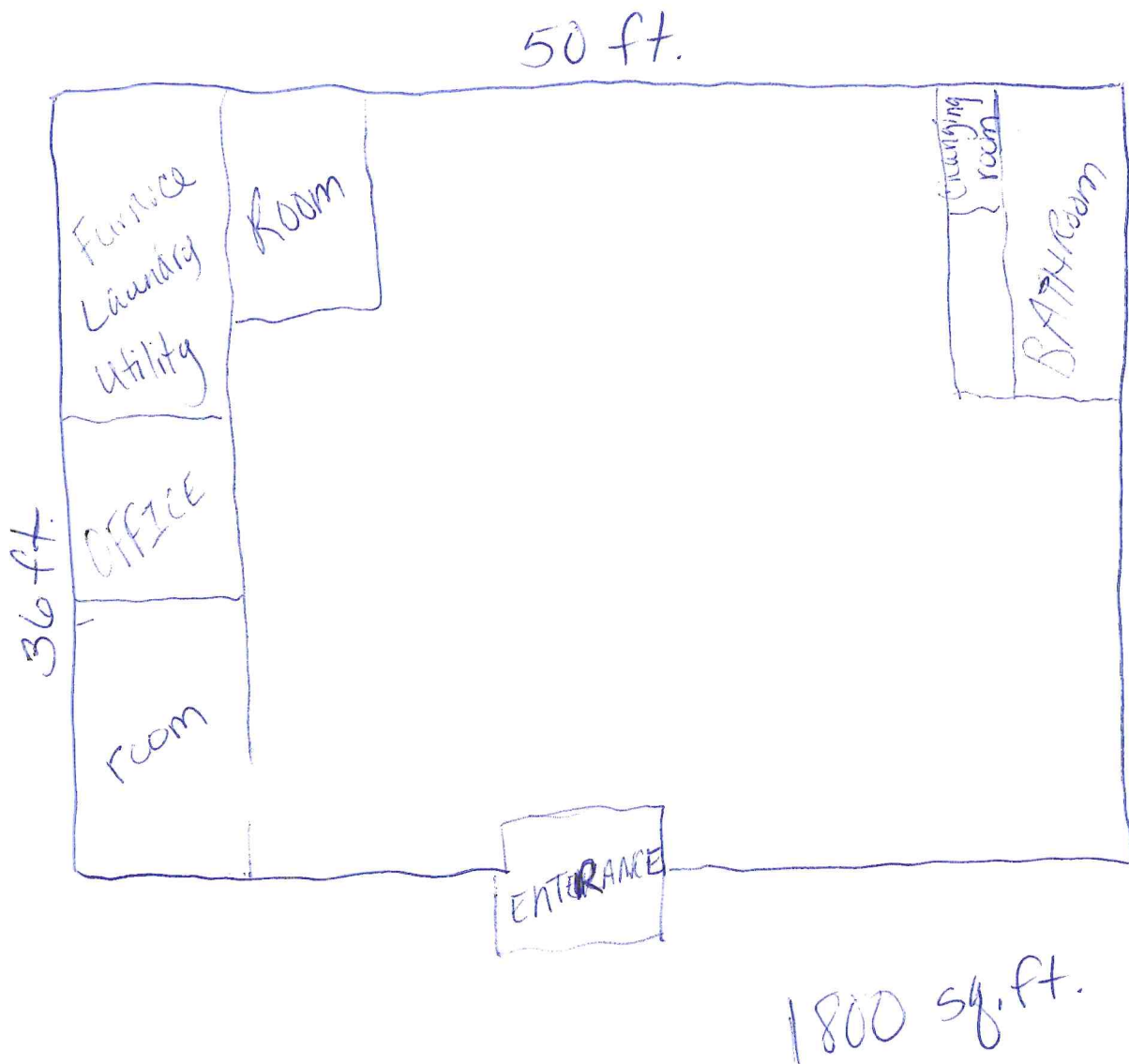
	Yes	No	Annual Cost
Electric	<u>X</u>	___	<u>5500-</u>
Water	<u>X</u>	___	<u>1900 -</u>
Sewer	<u>X</u>	___	<u>2400 -</u>
Phone	<u>X</u>	___	<u>with Internet 2000 -</u>
Propane	Yes ___	No <u>N/A</u>	___
On site well	Yes ___	No <u>X</u>	Depth <u>___</u>
On site septic	Yes ___	No <u>X</u>	Tank Size <u>___</u> DEC approved <u>___</u>
On site generator/s	Yes ___	No <u>X</u>	Size <u>___</u>
Heat source	Oil <u>X</u>	Gas ___	Tank/Size <u>___</u> Other <u>___</u>
Insurance Carrier	Yes <u>X</u>	No ___	Who <u>Country Insu</u> <u>Umbrella Policy</u> <u>3840-</u>
Other	___	___	<u>#1 million</u>
15. Has there been any citation of code violation.....Yes \_\_\_ No X  
If so, have they been corrected.....Yes \_\_\_ No \_\_\_
16. Are there any known liens or pending liens against the real or personal property.....Yes \_\_\_ No X

SELLER INT TO LS BUYER INT \_\_\_

17. Do any special use permits, licenses, etc. go with the sale of the property.....Yes\_\_\_No X
18. Are there any lease hold interests in the property or equipment.....Yes\_\_\_No X
19. Are there any known economic or pending economic events that would materially affect the value of the property as it is currently being used.....Yes\_\_\_No X
20. Does any right to use someone else's property go with this property (i.e. air strip, road, interest in other real estate or use of such).....Yes\_\_\_No X
21. Are there any agreements with third parties to use this property's access, docks, equipment or land.....Yes\_\_\_No X
22. Are the any known road easements or any other easements crossing the property.....Yes\_\_\_No X
23. Are there any known encroachments from the surrounding neighbors on the property. Yes\_\_\_No X
24. Specify access to the property:  
Road.....Yes X No X Plane.....Yes\_\_\_No X Boat.....Yes\_\_\_No X  
Is the road maintained.....Yes\_\_\_No\_\_\_By whom\_\_\_\_\_
25. Does the Seller know of any defects of the property.....Yes\_\_\_No X
26. Are there any underground fuel tanks on the property.....Yes X No\_\_\_
27. Are there any known hazardous materials or fuel spills on the property.....Yes\_\_\_No X
28. Have there been any site assessments on the property for hazardous waste (attach).....Yes X No\_\_\_
29. Are there any known dump sites/known contaminated sites within 1 mile of property. Yes\_\_\_No X
30. Are there any contracts with employees or former employees affecting the sale of this property.....Yes\_\_\_No X
31. Has the property ever been involved in a major crime scene.....Yes\_\_\_No X
32. Is the property known to be haunted.....Yes\_\_\_No X
33. Does the Seller know of any other pertinent information or facts affecting the sale of this property.....Yes\_\_\_No X
34. If a Trade Name is involved in this transaction, has it been filed.....Yes\_\_\_No X  
Are all filings current.....Yes X No\_\_\_
35. Do you have a current Engineer's Report (please attach copy).....Yes\_\_\_No X
36. Do you have a Flood Evaluation Certificate (please attach).....Yes\_\_\_No X
37. Is the property located in a flood plain.....Yes\_\_\_No\_\_\_
37. Are you aware of any permafrost problems on the property.....Yes\_\_\_No X
38. Has there been any repair work to the property in the last two years.....Yes\_\_\_No\_\_\_  
Please give description\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER INT Tax KS BUYER INT \_\_\_\_\_

39. Please include a small sketch of the building(s) including approximate dimensions, square footage and layout.



SELLER INT Jas. RS BUYER INT \_\_\_\_\_

40. Please give a brief description of your property, its merits and current use.

The building has always been a hail salon.  
We have been the sole owner and had the  
building built for that purpose.

*Please use a separate sheet of paper if further explanation of the above questions is necessary.*

Jana A. Smith  
SELLER

President  
TITLE

3/17/2025  
DATE

  
SELLER

Vice President  
TITLE

3/17/25  
DATE

BUYER

DATE

BUYER

DATE