



GREATER ROCHESTER ASSOCIATION OF REALTORS INC.
REAL ESTATE TRANSFER PROPERTY CONDITION DISCLOSURE STATEMENT (COMMERCIAL)

This disclosure statement concerns the real property located at 4072 Ridge Rd. Seller/Landlord acknowledges that Seller/Landlord has examined the Listing/Agency Agreement Contract which set forth the terms of the transaction between Seller/Landlord and you, the listing broker, and the details regarding the physical aspects of the property which is the subject of the Listing Agreement.

INFORMATION REGARDING SELLER/LANDLORD'S PROPERTY

The Seller/Landlord discloses the following information with the knowledge that even though this is not a warranty, prospective tenants may rely on this information in deciding whether and on what terms to purchase or lease the subject property. The Seller/Landlord hereby authorizes that a copy of this statement or any of the information contained herein may be provided through you to any person in connection with any proposed transaction regarding the Seller/Landlord's property, including real estate agents affiliated with your company, other real estate companies and agents affiliated with their companies, and any potential tenants of my property.

NOTICE TO BUYER/TENANTS(S) AND SELLER/LANDLORD(S)

BUYER/TENANT AND SELLER/LANDLORD SHOULD OBTAIN PROFESSIONAL ADVICE AS TO THIS DOCUMENT AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER/TENANT AND SELLER/LANDLORD WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR CONDITIONS OF THE SUBJECT PROPERTY. THE BUYER/TENANT IS URGED TO CAREFULLY INSPECT THE PROPERTY AND, IF DESIRED, TO HAVE THE PROPERTY INSPECTED BY AN EXPERT. THE BUYER/TENANT UNDERSTANDS THAT THERE ARE AREAS OF THE PROPERTY OF WHICH THE SELLER/LANDLORD HAS NO KNOWLEDGE AND THAT THIS DISCLOSURE STATEMENT DOES NOT ENCOMPASS THOSE AREAS.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER/LANDLORD AND ARE NOT REPRESENTATIONS OR WARRANTIES OF ANY REAL ESTATE BROKERS OR OTHER LICENSEES REPRESENTING ANY PRINCIPAL IN THE TRANSACTION. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER/TENANT AND SELLER/LANDLORD, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER/TENANT MAY WISH TO OBTAIN.

IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

- Window screens, Sprinklers, Sump pump, Intercom, Water softener, Exhaust fans, Location(s), Lighting fixtures, Window drapes & blinds, Fire extinguisher(s) #, Power poles, Public address systems, Time clock #, Energy management systems, Water coolers, Bus-ducts, Weighing scales, Levelers, Cranes & hoists together with controls, Paint and spray booth, Compressor, Tanks, Power and air lines (include drops), Racking, Cafeteria and kitchen, Appliances #, Antennas #, Office landscaping, Elevators #, Conveyor

UTILITIES:

WATER SUPPLY: Public-Williamson Size: 3/4"

Source: Public X Well Private Utility Other

GAS SUPPLY: RGE Size 3/4"

Source: RGE Public Bottled Other

OIL SUPPLY: Tank Size gal. (Above) (Buried) Registered

ELECTRIC SUPPLY: RGE Volts Amps 200 Phase Source:

SANITARY SEWER: X Public Septic Other

STORM SEWER: Public Retention/Detention X None

ACTIVE RAIL: Source/Railroad Line

HEATING, VENTILATION AND AIR CONDITIONING:

HEAT: in floor radiant Central X Various

Source: X Gas Oil Electric Solar Other

Type: in floor Forced Air H.W. Steam Radiator

AIR CONDITIONING: X Central Wall/Window #

ALARM SYSTEM: Heat Smoke Security Entry System

ROOF(S):

- Type(s): 1. 2008 age (approx.) Rubber membrane 2. age (approx.) 3. age (approx.)

Handwritten initials and date 6/91

To the best of your (Seller/Landlord's) knowledge, all of the above are in good operating condition except the following (Attach additional sheets if necessary):

B. Are you, the Seller/Landlord aware of any significant defects, latent or otherwise, or malfunctions in the foundation or structural components of the building? Yes No.

If yes, describe below. (Attach additional sheets if necessary):

C. Are you, the Seller/Landlord aware of the following:

	YES	NO	UNKNOWN
1. Features of property shared in common with adjoining landowners such as walls, fences, wells, septic systems and driveways whose use or responsibility for maintenance may have an effect on the subject property?		X	
2. Any encroachments, easements or similar matters that may affect your interest in the subject property?	X	(pending access)	
3. Room additions, structural modifications or other alterations or repairs made without necessary permits or which require the issuance of a Certificate of Occupancy?		X	
4. Room additions, structural modifications or other alterations or repairs which are not in full compliance with all applicable building codes?		X	
5. Landfill (compacted or otherwise) on the property or any portion thereof?		X	
6. Any settling from any cause, or slippage, sliding, or other soil problems?		X	
7. Flooding, drainage or grading problems or water leakage or accumulation in any portion of the property during the past ten years?		X	
8. Any substances, materials, conditions or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property or any of the structure?		X	
9. Major damage to the property or any of the structures from fire, wind, earthquakes, floods or landslides?		X	
10. Covenants, conditions, and restrictions or other Deed restrictions or obligations affecting the property?		X	
11. Condominium or other association which has any authority over the subject property?		X	
12. Any common area facilities such as walkways or other areas co-owned in an undivided interest with others?		X	X Driveway
13. Any governmental notices against the property?		X	
14. Any lawsuits or judgements against you threatening or affecting this real property?		X	
15. Any toxic wastes or dumping sites located on or in proximity to the property which may have an effect on soil conditions, water supply, or any polluting factor with respect to the property?		X	
16. Is your property in a legally designated flood zone or wetlands?		X	
17. Has the property been treated for termites or wood destroying insects during the past five years and if so, is there a guarantee of any kind which is transferable?		X	
18. Have you had a chemical analysis of the water made with respect to these premises at any time during the past five years? If applicable, was such analysis abnormal?		X	
19. Any zoning violations and/or violations or legal nonconforming uses?		X	
20. Any environmental, safety or engineering studies?		X	

If the answer to any of these is yes, or if you are aware of any other facts or information relating to the property which might affect the decision of a Buyer/Tenant to buy or lease, or affect the value of your property or affect its use by a Buyer/Tenant, that would be of concern to a Buyer/Tenant please explain. (Attach additional sheets if necessary):

see above

Seller/Landlord hereby certifies and represents that such information is to the best of Seller/Landlord's knowledge and belief as of the date signed by Seller/Landlord accurate, true and complete and that Seller/Landlord has no notice or knowledge of any additional defects or problems with the property that have not been set forth herein. Seller/Landlord further agrees to hold the listing broker and selling broker harmless from any liability incurred as a result of any reliance on the disclosures contained herein by any other person including any prospective or actual Buyer/Tenant.

Seller/Landlord [Signature] Date 11/21/23

Seller/Landlord _____ Date _____

I/We acknowledge receipt of a copy of this statement.

Prospective Buyer/Tenant _____ Date _____

Prospective Buyer/Tenant _____ Date _____