

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
RESIDENTIAL – SDCL 43-4-44

Seller(s) Joshua and Alicia Kropuenske dba JAK Holdings, LLC/Sunrise Ridge Campground and Storage
Property Address 27288 Wind Cave Rd. Hot Springs, SD 57747

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

If the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? September / 2021
Month Year

LOT OR TITLE INFORMATION		Yes	No	Do Not Know	N/A	Comments
2.	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		X			
3.	Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?		X			
4.	Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?	X				private road along north property line that leads to neighbors house
5.	Are there any problems related to establishing the lot lines/boundaries?	X	NO			Driveway encroaches on neighbor with permission
6.	Do you have a location survey in your possession or a copy of the recorded plat?		X			If yes, attach a copy.
7.	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?	X				Entrance Driveway crosses property line since 1994
8.	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?	X				If yes, attach a copy. 20 acre minimum lot size on back 62 Acres
9.	Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?		X			

Seller JK / Seller AK 1 of 7 Buyer _____ / Buyer _____

LOT OR TITLE INFORMATION		Yes	No	Do Not Know	N/A	Comments
10.	Is the property currently occupied by the owner?	X				
11.	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?	X				
12.	Is the property currently part of a property tax freeze for any reason?		X			
13.	Is the property leased?		X			
14.	If leased, does the property use comply with applicable local ordinances?				X	
15.	Does this property or any portion of this property receive rent?	X				If yes, how much \$ <u>200K Approx.</u> and how often <u>annually</u>
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		X			If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly) Payable to whom: _____ For what purpose: _____
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?		X			
18.	Is the property located in a flood plain?		X			
19.	Are federally protected wetlands located upon any part of the property?		X			
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?		X			If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments

II. STRUCTURAL INFORMATION

STRUCTURAL INFORMATION		Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	X				only during <u>only twice since we've owned</u>
2.	Have any water damage related repairs been made?		X			
3.	Are there any unrepaired water-related damages that remain?				X	
4.	Are you aware if drain tile is installed on the property?			X		
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	X				<u>cracked concrete floor in kitchen</u>
6.	Type of roof covering:					<u>Metal</u>
7.	Age of roof covering, if known:					<u>Some replaced in 2022</u>

Seller JV / Seller AV

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Buyer _____ / Buyer _____

STRUCTURAL INFORMATION		Yes	No	Do Not Know	N/A	Comments
8.	Are you aware of any roof leakage, past or present?		X			
9.	Have any roof repairs been made, when and by whom?		X			
10.	Is there any existing unrepaired damage to the roof?		X			
11.	Are you aware of insulation in ceiling/attic?	X				
12.	Are you aware of insulation in walls?				X	
13.	Are you aware of insulation in the floors?				X	
14.	Are you aware of any pest infestation or damage, either past or present?		X			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		X			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?	X	X			Campground renovation and electrical upgrade
17.	Was a permit obtained for work performed upon the property?	X				
18.	Was the work approved by an inspector as required by local or state ordinance?	X				
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?		X			
20.	Have any insurance claims been made for damage to the property?		X			
21.	Was an insurance payment received for damage to the property?				X	
22.	Has the damage to the property been repaired?				X	
23.	Are there any unrepaired damages to the property from the insurance claim?		X			
24.	Are you aware of any problems with sewer blockage or backup, past or present?		X			
25.	Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?		X			

Additional Comments

III. SYSTEMS/UTILITIES INFORMATION

SYSTEMS/UTILITIES INFORMATION		Working	Not Working	None	Not Included	Comments
1.	Air conditioning System			X		Age of System, if known:
2.	Air Exchanger			X		
3.	Air Purifier			X		
4.	Attic Fan			X		

Seller JK / Seller AK

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Buyer _____ / Buyer _____

SYSTEMS/UTILITIES INFORMATION		Working	Not Working	None	Not Included	Comments
5.	Bathroom Whirlpool and Controls			X		
6.	Burglar Alarm & Security System			X		
7.	Ceiling Fan	X				
8.	Central Air – Electric			X		
9.	Central Air – Water Cooled			X		
10.	Cistern	X				
11.	Dishwasher	X				
12.	Disposal			X		
13.	Doorbell			X		
14.	Fireplace	X				
15.	Fireplace Insert			X		
16.	Garage Door(s)	X				
17.	Garage Door Opener(s)			X		
18.	Garage Door Control(s)			X		
19.	Garage Wiring	X				
20.	Home Heating System(s) Type: <i>Propane stoves</i>	X				Age of System, if known: <i>2022</i>
21.	Hot Tub and Controls			X		
22.	Humidifier			X		
23.	In Floor Heat	X				
24.	Intercom			X		
25.	Light Fixtures	X				
26.	Microwave			X		
27.	Microwave Hood			X		
28.	Plumbing and Fixtures	X				
29.	Pool and Equipment			X		
30.	Propane Tank – Select One: <u>Leased</u> Owned	X				
31.	Radon System			X		
32.	Sauna			X		
33.	Septic/Leaching Field	X				
34.	Sewer Systems/Drains			X		

Seller JL / Seller AL

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Buyer _____ / Buyer _____

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
35.	Smart Home System			X		Smart Home System includes:
36.	Smoke/Fire Alarm	X				
37.	Solar House – Heating			X		
38.	Sump Pump(s)			X		
39.	Switches and Outlets	X				
40.	Underground Sprinkler and Heads			X		
41.	Vent Fan – Kitchen			X		
42.	Vent Fan – Bathroom	X				
43.	Water Heater, Select One: <u>Electric</u> <u>Gas</u>	X				Age of System, if known: gas boiler new in 2022 in bathhouse
44.	Water Purifier, Select One: Leased Owned			X		
45.	Water Softener, Select One: Leased <u>Owned</u>	X				Bathhouse & Kro's Nest
46.	Well and Pump	X				
47.	Wood Burning Stove			X		

Additional Comments

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed? If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

	HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
		Yes	No	Yes	No	
1.	Methane Gas		X			
2.	Lead Paint		X			
3.	Radon Gas (House)		X			
4.	Radon Gas (Well)		X			
5.	Radioactive Materials		X			
6.	Landfill, Mineshaft		X			
7.	Expansive Soil		X			
8.	Mold		X			

Seller JK / Seller AK

Buyer _____ / Buyer _____

	HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
		Yes	No	Yes	No	
9.	Toxic Materials		X			
10.	Urea Formaldehyde Foam Insulations		X			
11.	Asbestos Insulation		X			
12.	Buried Fuel Tanks		X			
13.	Chemical Storage Tanks		X			
14.	Fire Retardant Treated Plywood		X			
15.	Production of Methamphetamines		X			
16.	Use of Methamphetamines		X			

V. MISCELLANEOUS INFORMATION

	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	N/A	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? <u>Public</u> Private	X				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.			X		
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.	X				January 2024
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		X			There are ashes scattered on property by previous owner
5.	Is the water source (select one) public or <u>private</u>	X				If private, what is the date and result of the last water test? Q1 2024
6.	Is the sewer system (select one) public or <u>private</u>					If private, what is the date of the last time septic tank was pumped? Q4 2023
7.	Are there broken window panes or seals?		X			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		X			If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		X			If yes, please explain:

Additional Comments

Seller JR / Seller AK

Buyer _____ / Buyer _____

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

See Also Additional 4pg.s Attached entitled:
"Sunrise Ridge Campground & Storage Improvements since purchase 9/2/22"

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

[Signature] 3/6/24
Seller Date

[Signature] 3/6/24
Seller Date

THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer Date

Buyer Date

Sunrise Ridge Campground & Storage Improvements since purchase 9/21/21

Kro's Nest Cabin 2022 Renovations:

- New roof
- New deck with gas grill & patio furniture
- New kitchen cabinets & quartz countertop
- Brand new bathroom renovation
- New windows & doors on back half of cabin
- New skirting & insulations around cabin
- New water heater
- New water softener & filter
- New dishwasher
- New exterior siding
- New water lines in cabin
- New septic lines
- New electrical
- Stained logs in 2022
- Completely furnished as rental with extra sets of linens & towels

**We will be taking the interior & exterior Kro's Nest signs

Campground office=brand new May 2022:

- Everything stays in the office except the following: Personal computer, one file cabinet, bench inside. New owner will need to set up their own credit card service. Road Runner brochure rack belongs to Road Runner. They come and fill it throughout the season at no cost.

Bathhouse=brand new in 2022:

- 4 private unisex bathrooms (one bathroom is ADL compliant)
 1. Tiled showers
 2. Granite counter tops

3. In-floor heat

- New on-demand water heater
- New water softener
- Utility sink
- Speed Queen commercial washer & dryer
- Outdoor hot/cold spigot (great for pressure washing)

**Everything stays with the bathhouse except our vet supplies which are in the cupboard

Rustic Cabin=brand new in 2022:

- 2 new Queen Beds
- Mini Fridge
- Coffee maker
- Small table & 2 chairs
- Cove heater
- Air Conditioner
- Outdoor bench
- Gas Grill

**Everything in the cabin stays

House=built in 1994 with additions in 2005 & 2008:

- New windows in Living room, bedroom & bathroom (6 total) in 2023
 - New front door w/storm door 2023
 - New back door w/storm door 2023
 - New gas fire pit on deck 2023
 - New deck & roof 2023
 - New roof over living room 2023
 - New metal roof over deck & living room 2023
 - Cove heater in bathroom 2022
-

- New Vermont Castings gas stove in living room 2022
- New stove pipe on antique cook stove in kitchen 2023
- Updated electrical service to house 2022
- New Fridge & Stove 2022

**Owners to keep all personal items/deck furniture/grill/smoker/décor/ 2 large pieces of petrified wood in backyard.

**Leather furniture & office desk to stay if new owner wants these items.

Storage= 6 buildings (9x9/9x16/10x20):

- New roof on P building (southwest building) 2023
- Outdoor lighting on main building 2022
- 80 storage units at an average of 100% occupancy w/ wait list
- 3 additional units are reserved for owners (storage/work space/office space)
- Outdoor storage added 2023

**Owners will keep all personal items/personal tools/upright freezer/chain saws/weed wacker/lawn mower/trimmer/blower

Campground=renovated 2021-2022:

- All new electrical service to property 1200amps
- All electrical wiring in buried conduit
- 27 RV sites with 50/30/20 amp pedestals
- 2 tent sites with 30/20 amp pedestals
- Each individual site can have the electricity shut off for repair needs which means no disruption to the rest of the park.
- 29 sites with water. All new 100 psi rolled water pipe buried 2-3 ft below ground.
 1. 3 RV sites are on a winter water supply line along with the Kro's Nest Cabin & the bathhouse. Winter water line is buried at least 6' down. The 3 RV sites have frost free hydrants so they can be used year round.
- Well house removed with pitless added 2022
- 1800 gallon cistern with variable speed controlling drive pump added 2022

- End of line blow outs throughout the park for winterizing ease.
- 7 frost free hydrants on property for year round use.
- 3 brand new septic systems with drain fields for 27 campsites, Kro's Nest Cabin & bathhouse.
- One lift station pump & tank for one of the septic systems.
- 12 trees planted along roadside 2022
- New front sign & directional billboard 2022
- Installed dog park 2022
- Installed rub rail along corral & made cattle chute area 2022
- Re-roofed & insulated chicken coop 2022
- Re-wired shed & converted to 2nd coop 2023
- Re-sided & re-roofed tack shed 2023
- Re-sided & painted shed by house
- Built 24x40 garden & fenced the entire garden with 7' fence.
- Purchased 24 new picnic tables 2022 & 2023

Exclusions:

- Tractor *4 door Ranger
- SkagLawnmower *Cattle Trailer
- Log splitter *Black & Silver Trailers
- Chainsaws
- Personal tools
- Upright freezer