

**SELLER / LESSOR DISCLOSURE STATEMENT
NON-RESIDENTIAL PROPERTY
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PROPERTY LOCATION/ADDRESS: Dutchman's Run and Englewood St.
TYPE OF PROPERTY: undeveloped land

The following is a DISCLOSURE STATEMENT made by the SELLER/LESSOR, concerning the condition of the above property. This disclosure is not a warranty of any kind by the Seller/Lessor or any agent of the Seller/Lessor in this transaction and is not a substitute for any inspection or warranties the Purchaser/Lessee or the Seller/Lessor may wish to obtain. The prospective Purchaser/Lessee and the Seller/Lessor may wish to obtain professional advice or inspections of the property and to provide for appropriate provisions in a subsequent contract between them with respect to any advice, inspections, defects, or warranties. This statement may be made available to other parties and is to be attached to the Listing Agreements (signed by Seller/Lessor).

TO THE SELLER/LESSOR: Please complete the following disclosure form, including past history of problems, if known, with a "yes" or "no" answer. If the condition or question does not apply to your property, make "N/A". DO NOT LEAVE ANY BLANKS. Attach additional pages if necessary. NOTE: THE FOLLOWING DISCLOSURE STATEMENT CONTAINS REPRESENTATIONS MADE BY THE SELLER/LESSOR AND ARE NOT THE REPRESENTATIONS OF THE AGENT. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN THE PURCHASER/LESSEE AND THE SELLER/LESSOR.

- 01 HOW IS THIS PROPERTY PRESENTLY ZONED? Light Industrial UNKNOWN _____
02 ARE THERE ANY VIOLATIONS OF ZONING, BUILDING CODES, SIGN ORDINANCES OR RESTRICTIVE COVENANTS? 03
YES _____ NO X EXPLAIN IF YES _____
04 IS THE PRESENT USE A NON-CONFORMING USE? YES _____ NO X _____
05 EXPLAIN IF YES _____
06 HAVE YOU RECEIVED ANY NOTICES BY ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL
07 AGENCY AFFECTING THIS PROPERTY? YES _____ NO X UNKNOWN _____
08 HAVE ANY SUBSTANTIAL ADDITIONS OR ALTERATIONS BEEN MADE WITHOUT A REQUIRED
09 BUILDING PERMIT? YES _____ NO X UNKNOWN _____
10
11 APPROXIMATE AGE OF BUILDING: N/A ANNUAL PROPERTY TAXES: \$ 3170⁰⁰
12 AVERAGE MONTHLY ELECTRIC BILL: \$ _____ (PAST 12 MOS) ANNUAL INSURANCE: \$ _____
13 AVERAGE MONTHLY GAS BILL: \$ _____ (PAST 12 MONTHS)
14
15 APPROXIMATE TOTAL SQUARE FOOTAGE OF THIS BUILDING N/A SQUARE FEET
16 OFFICE SPACE? 0 WAREHOUSE SPACE? 0 OTHER AREAS? 0
17 WHERE DID YOU GET THESE FIGURES? There is no building
18
19 ARE THERE ANY WOOD FLOORS UNDER ANY CARPETS? NO IS ASBESTOS USED IN FLOORING,
20 CEILING TILES, OR ROOFING? NO IF IT IS A COMPONENT, EXPLAIN: _____
21
22
23 ARE YOU AWARE OF ANY PROBLEMS WHICH MAY EXIST ON THE PROPERTY SUCH AS (BUT NOT
24 LIMITED TO) HAZARDOUS OR TOXIC WASTE, ASBESTOS COMPONENTS, LEAD BASED PAINTS,
25 UREA FORMALDEHYDE INSULATION, RADON GAS, NATURALLY OCCURRING RADIATION, OR ANY
26 PAST INDUSTRIAL USES OF THE PREMISES? YES _____ NO X EXPLAIN IF YES _____
27
28 HAS PROPERTY PREVIOUSLY FLOODED? NO IS FLOOD INSURANCE REQUIRED? N⁰⁰
29 HAS PROPERTY PREVIOUSLY BEEN USED AS A DUMP, LANDFILL OR WASTE DISPOSAL SITE?
30 YES _____ NO X UNKNOWN _____
31 WHAT IS THE CURRENT FLOOD MAP CATEGORY? _____
32 HAS PROPERTY EVER HAD ANY FILL WORK DONE? YES _____ NO _____ UNKNOWN X
33 ARE YOU AWARE OF ANY STRUCTURAL OR FOUNDATION PROBLEMS? (UNEVENNESS IN FLOORS,
34 SLAB CRACKS, WALL CRACKS, ETC?) YES _____ NO X IF YES, WERE THEY REPAIRED? _____
35 WHO WAS THE CONTRACTOR? _____ DATE REPAIRED: _____
36

SELLER/LESSOR: SJY DATE: 3/20/2019 PURCHASER/LESSEE: _____ DATE: _____

SELLER/LESSOR: SJY DATE: 3/24/2019 PURCHASER/LESSEE: _____ DATE: _____

PLEASE USE BACK OF THIS PAGE FOR ADDITIONAL SPACE, USE LINE NUMBER YOU ARE ANSWERING.
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37 ROOF AGE N/A ARE THERE ANY LEAKS? YES NO X REPAIRS TO ROOF? _____
 38 TREATMENT OF WOOD ROT? YES NO X UNKNOWN _____
 39 HISTORY OF INFESTATION, IF ANY: (TERMITES, CARPENTER ANTS, RODENTS, ETC.) NONE
 40 _____
 41 ANY TREATMENT FOR INFESTATION? YES NO X EXPLAIN ANY REPAIRED DAMAGE: _____
 42 _____
 43 DO THE IMPROVEMENTS HAVE ALUMINUM WIRING? YES NO X UNKNOWN _____
 44 IS THERE ANYTHING NORMALLY CONSIDERED A PART OF THE REAL ESTATE THAT YOU DO NOT
 45 PLAN TO LEAVE WITH THE PROPERTY? (I.E., LIGHTING FIXTURES, FIRE EXTINGUISHERS,
 46 SHELVING, ETC.) NO
 47 _____
 48 IS THERE A SECURITY SYSTEM? YES NO X DOES IT OPERATE? YES NO _____
 49 IS THERE A FIREPLACE, WOOD STOVE, CHIMNEY, FLUE, FIRE OR SMOKE INCINERATOR, ETC. ON
 50 YOUR PROPERTY, HAVE YOU HAD ANY PROBLEMS WITH IT? YES NO X
 51 EXPLAIN IF YES: _____
 52 DATE LAST CLEANED: N/A
 53 PLEASE STATE ANY OTHER FACTS, INFORMATION, OR PROBLEMS RELATING TO THIS PROPERTY
 54 THAT WOULD AFFECT THE USE OF THIS PROPERTY OR BE OF CONCERN TO A PURCHASER/
 55 LESSEE (I.E., HEATING, COOLING, ELECTRICAL, PLUMBING, SEWAGE OR MECHANICAL SYSTEM,
 56 OR OTHERS): NONE
 57 _____
 58 PROXIMITY TO FORMER, EXISTING, OR PROPOSED LANDFILL AND/OR WASTE DISPOSAL SITES: unknown
 59 PROXIMITY TO FORMER, EXISTING, OR PROPOSED COMMERCIAL OR INDUSTRIAL FACILITIES: adjacent
 60 PROXIMITY TO FORMER, EXISTING, OR PROPOSED MINES OR GRAVEL PITS, ETC.: unknown
 61 ARE THERE ANY OIL, GAS, CHEMICAL, OR HIGH PRESSURE PIPELINES UNDER, ADJACENT TO, OR
 62 NEAR THIS PROPERTY? YES NO X IF YES EXPLAIN: _____
 63 ARE THERE ANY RIGHTS OF WAY OR EASEMENTS FOR THE ABOVE ON, ADJACENT TO, OR NEAR
 64 THIS PROPERTY? YES NO X IF YES EXPLAIN: _____
 65 ARE THERE ANY OVERHEAD POWER LINES, RIGHTS OF WAY, OR EASEMENTS ON, OR NEAR
 66 YOUR PROPERTY? YES NO X IF YES EXPLAIN: engraved ST
 67 ARE THERE ANY RIGHTS OF WAY, EASEMENTS, ENCROACHMENTS, OR SIMILAR USES THAT MAY
 68 AFFECT THE PURCHASER/LESSEE INTEREST IN THE PROPERTY WHETHER THEY ARE RECORDED,
 69 VERBAL, OR IMPLIED? YES NO X IF YES EXPLAIN: unknown
 70 HAS THERE EVER BEEN ANY DIESEL FUEL, OTHER FUELS, CHEMICALS, SOLVENTS, CLEANING
 71 FLUIDS, ACIDS, PAINTS, BATTERIES, OR ANY OTHER TOXIC SUBSTANCES STORED OR USED ON
 72 THESE PREMISES? YES NO X IF YES EXPLAIN: not to my knowledge
 73 HAS THERE EVER BEEN ANY STORAGE OR USE OF THE ABOVEMENTIONED MATERIALS ON THE
 74 PROPERTIES ADJACENT TO YOURS, OR IN THE VICINITY OF YOURS? YES NO X IF YES
 75 EXPLAIN: not to my knowledge
 76 WHAT HAS THE PROPERTY BEEN USED FOR IN THE PAST? unknown
 77 ARE THERE MOISTURE AND/OR WATER PROBLEMS IN OR ON THIS PROPERTY? YES NO X
 78 IF YES EXPLAIN: _____
 79 ARE YOU AWARE OF SLIDING, SETTLING, EARTH MOVEMENT, UPHEAVAL OR EARTH STABILITY
 80 PROBLEMS THAT HAVE OCCURRED ON YOUR PROPERTY OR IN THE AREA OF YOUR IMMEDIATE
 81 NEIGHBORHOOD? YES NO X UNKNOWN _____
 82 ARE THE IMPROVEMENTS CONNECTED TO A WATER SYSTEM? YES NO X
 83 TYPE: PUBLIC PRIVATE COMMUNITY OTHER _____
 84 ARE THE IMPROVEMENTS CONNECTED TO A SEWAGE SYSTEM? YES NO X
 85 TYPE: PUBLIC PRIVATE SEPTIC OTHER _____
 86 ARE THERE ANY TRACES OF CONCRETE, METAL, OR ASPHALT, ETC., INDICATING A PRIOR
 87 COMMERCIAL OR INDUSTRIAL USE OF RAW (VACANT) LAND NEAR YOUR PROPERTY? YES X
 88 NO UNKNOWN IF YES EXPLAIN: Asphalt on one section of concrete

SELLER/LESSOR: SJF DATE: 3/24/09 PURCHASER/LESSEE: _____ DATE: _____

SELLER/LESSOR: DR DATE: 3/24/09 PURCHASER/LESSEE: _____ DATE: _____

DR 3/25/2009

PLEASE USE BACK OF THIS PAGE FOR ADDITIONAL SPACE, USE LINE NUMBER YOU ARE ANSWERING.

89 IS THERE ANYTHING ON OR NEAR YOUR PROPERTY THAT WOULD CAUSE YOU CONCERN,
90 SUSPICION, OR LEAD YOU TO BELIEVE THAT YOU, THE SELLER/LESSOR OF YOUR PURCHASER/
91 LESSEE SHOULD HAVE AN ENVIRONMENTAL INSPECTION MADE, OR THAT THE DEPARTMENT OF
92 ENVIRONMENTAL QUALITY (DEQ) SHOULD BE NOTIFIED FOR AN AUDIT? YES NO X
93 IF YES EXPLAIN _____

94
95 No transfer of any interest in Real Property shall be invalidated solely because of the failure of any person to comply with any
96 provisions of the disclosure statement

97
98 Neither the SELLER/LESSOR nor the SELLER/LESSOR'S AGENT shall be liable for any error, inaccuracy, or
99 omission if the SELLER/LESSOR or the SELLER/LESSOR'S AGENT had no personal knowledge of that error,
100 inaccuracy, or omission, or if the disclosure was based on information provided by public agencies, or by other
101 persons providing information dealing with matters within the scope of their professional license or expertise (i.e.,
102 report or opinion delivered by a land surveyor, structural or pest control operator, licensed engineer, contractor,
103 building inspector, etc.).

104
105 To the extent of the SELLER/LESSOR'S knowledge as a property owner, the SELLER/LESSOR acknowledges that
106 the information contained above is true and accurate. SELLER/LESSOR agrees to save and hold BROKER/AGENT
107 harmless from all claims, disputes, litigation, and/or judgments arising from any incorrect information supplied by the
108 Owner, or from any material fact known by the Owner which Owner fails to disclose. It is acknowledged and
109 understood by the Owner that his information may be made available to other parties, including prospective
110 PURCHASER/LESSEE, and a subsequent PURCHASER/LESSEE.

SELLER/LESSOR acknowledges and attests that all answers contained herein are true and correct to the best of his/her knowledge and belief. I acknowledge receipt of a copy of this Disclosure Statement.

SELLER/LESSOR [Signature] DATE: 3/20/2019

SELLER/LESSOR [Signature] DATE: 3/27/2019

PURCHASER/LESSEE acknowledges and attests that all answers contained herein are true and correct to the best of his/her knowledge and belief. I acknowledge receipt of a copy of this Disclosure Statement.

PURCHASER/LESSEE: _____ DATE: _____

PURCHASER/LESSEE: _____ DATE: _____

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