

Sellar Discloser Statement for Commercial Property Listed y Trophy Properties

Street address 18944 St. Albans Rd. Wildwood Mo. 63038

For a legend of the buildings use the Florist Mutual insurance map which is attached.

Includes

House residence

Building A, B, C, D, D-1,F,G,

Greenhouses 101-107;108-110;111-112;113-115;116-119;122-126;

Quonset 120;130-131;143

Attachment A for plastic roofs

Attachment B for Water issue

Attachment C for heat for greenhouses 111-126

Sign



Date

1/30/2022

FLORISTS' MUTUAL INSURANCE COMPANY

FOR

FAHR GREENHOUSE INC  
18944 ST ALBANS ROAD HIGHWAY T  
WILDWOOD, MO 63038  
ACCT.#: 2284

REVISED: 08/07/2014

SCALE: 1" = 70'

LOCATION #1

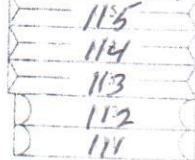
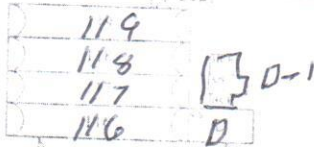
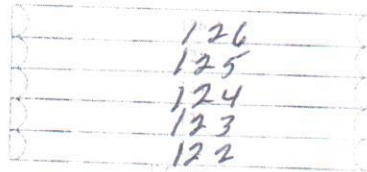
IMPORTANT NOTICE  
PROPERTY SHOWN ON THIS DIAGRAM IS  
NOT COVERED UNLESS SPECIFICALLY  
LISTED ON THE DECLARATIONS PAGE(S)  
OF/OR ENDORSEMENTS TO THIS POLICY.

GREENHOUSES:

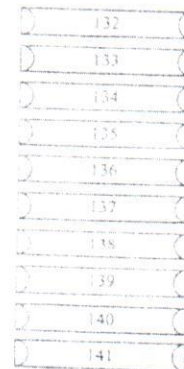
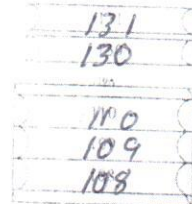
#101 - 64' X 20'  
#102 - 104' X 36'  
#103 - 104' X 18'  
#104 - 104' X 18'  
#105 - 104' X 24'  
#106 - 104' X 18'  
#107 - 104' X 18'  
#108 THRU #110 -  
96' X 17' (EA)  
#108A - 96' X 6'  
#110A - 96' X 6'  
#111 - 96' X 17'  
#112 - 96' X 17'  
#113 THRU #115 -  
100' X 18' (EA)  
#116 THRU #119 -  
96' X 18' (EA)  
#120 - 96' X 15' (U/I)  
#122 THRU #126 -  
192' X 17' (EA)  
#129 THRU #141 -  
90' X 14' (EA, U/I)  
#142 - 76' X 28'  
#401 - 40' X 40'  
#601 - 27' X 12'  
WW601 - 12' X 10'



142



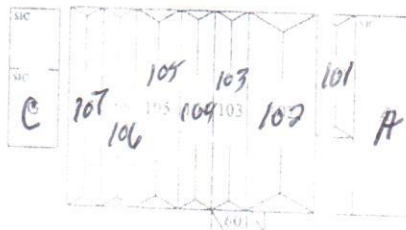
120



F

C

B



House



ST. ALBANS ROAD



## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract # N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road House  
City: Wildwood State: MO  
Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: 1950 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☐ Yes ☒ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: 2010 years.
- b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No
- c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years. LEAKAGE

Foundation By CHIMNEY  
Flashing on chimney

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump?  
☐ Yes ☒ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☒ Yes ☐ No If "Yes," describe in detail: SEE ABOVE
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: SEE ABOVE

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain: \_\_\_\_\_

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☒ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☒ Yes ☐ No If "Yes," explain in detail: NEEDS UP GRAB

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input checked="" type="checkbox"/> Electric Garage Door Opener | <input type="checkbox"/> Transmitters        | <input type="checkbox"/> Water Softener        | <input checked="" type="checkbox"/> Smoke Detectors |
| <input type="checkbox"/> Security Alarm System                  | <input checked="" type="checkbox"/> Disposal | <input type="checkbox"/> Lawn Sprinklers       | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                            | <input type="checkbox"/> Refrigerator        | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering           | <input type="checkbox"/> Stove               | <input type="checkbox"/> Microwave Oven        | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                            | <input type="checkbox"/> Washer              | <input type="checkbox"/> Dryer                 | <input type="checkbox"/> FP Insert                  |
| <input checked="" type="checkbox"/> Wood Stove                  | <input type="checkbox"/> Swimming Pool       | <input type="checkbox"/> Pool Heater           | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____        |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☒ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☒ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_ Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☒ Septic Tank ☐ None  
Other: \_\_\_\_\_ Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☒ No
- e) When was the septic system last serviced? 2021
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☒ Yes ☐ No If "Yes," explain in detail: HEAVY RAIN CAUSES ISSUES

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☒ Yes ☐ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

House - 3

Other disclosures: \_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Detul Bellrose

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building A

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1976 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_

(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: \_\_\_\_\_ years. 1976 / 1984

b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☒ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: REPLACED 1984  
GUTTER REPAIR 1984

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☒ Yes ☐ No

d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

REPAIRED FIRE  
DAMAGE 1984 HAD  
PERMITS

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump?  
☐ Yes ☒ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail: \_\_\_\_\_
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☒ Yes ☐ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☒ Yes ☐ No ☐ Unknown  
If your answer is "No," explain: \_\_\_\_\_

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☒ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar \_\_\_\_\_

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input checked="" type="checkbox"/> Electric Garage Door Opener | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System                  | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                            | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering           | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                            | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                             | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____        |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☒ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☒ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☒ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☒ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☒ Yes ☐ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



A-3

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results:

If any of the above answers are "Yes," explain in detail:

1 RMV SITE 6-PIECES

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail:
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail:

What are the association fees, dues and other assessments related to the property?

Other disclosures:

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller:

Date:

Seller:

Date:

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer:

Date:

Buyer:

Date:

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail:

(use extra sheets, if necessary)

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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# Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road House

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

## To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

- a) Approximate Year Built: 1960 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☐ Yes ☒ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. Approximate 10 years
- b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No
- c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☒ Yes ☐ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No





# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building B

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

a) Approximate Year Built: 1950 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?

(1) Occupied \_\_\_\_\_

(2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 4. ROOF. (Defined as outer layer of roof)

a) Age: 1950 years. Metal

b) Has the roof ever leaked during your ownership? ☒ Yes ☐ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NONK  
NP
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail:

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer ☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☒ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building C

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1955 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?

(1) Occupied \_\_\_\_\_

(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: 1954 years. METAL

b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☒ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown  
If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☒ Electric ☐ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☒ Yes ☐ No  
If "Yes," explain in detail:

- NA 11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☐ No  
If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☐ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA a) What is your drinking water source:  
☐ Public ☐ Private System  
☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon, gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- NA a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☐ Unknown  
b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).  
c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_  
d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

NA  
What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No  
b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☒ Yes ☐ No  
c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☐ No  
d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No  
e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Courtney Bell

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or accuracy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building D

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1989 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No

d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: SOME WATER WHEN

HAVE 2 INCH RAIN  
SEE ATTACHMENT B

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: 1989 years. METAL

b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairman advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

SEE ATTACHMENT B

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail: \_\_\_\_\_

- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain: \_\_\_\_\_

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

- NA
11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☐ No If "Yes," explain in detail: \_\_\_\_\_

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): BOILERS

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☒ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- NR
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building D-1

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1955 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☒ Yes ☐ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: SEE ATTACHMENT B

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: 1955 years. METAL

b) Has the roof ever leaked during your ownership? ☒ Yes ☐ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☒ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: SMALL LEAKAGE

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☐ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- DI-2
- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

NA

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☒ Yes ☐ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☒ No ☐ Unknown  
If your answer is "No," explain:

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail:

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



D1-3

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building F

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1990 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: 1990 years. METAL

b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No

c) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
\_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
\_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☒ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

- NA
11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☐ No  
If "Yes," explain in detail:

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe):

If any of the above are not in working order, or are not owned by Seller, explain:

13. AVAILABLE RESOURCES.

- NA
- ☐ Sewer System ☐ Natural Gas ☐ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail:

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail:

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- MA
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_
- What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Catrol Bellows

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road Building G

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1995 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☒ Yes ☐ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_

(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: \_\_\_\_\_ years. 1995 METAL ROOF

b) Has the roof ever leaked during your ownership?  
☐ Yes ☒ No

c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



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- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump? ☒ Yes ☒ No

- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab? ☐ Yes ☐ No If "Yes," describe in detail:

- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab? ☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property? ☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☒ Central Electric ☒ Central Gas ☒ Window ☐ (#) Units

- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:

- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items? ☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☐ Electricity  
☒ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☒ Public ☐ Private System  
☐ Well on Property ☐ Shared Well

- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_

- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_

- d) Is there a sewage lift pump? ☐ Yes ☐ No

- e) When was the septic system last serviced? \_\_\_\_\_

- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No

- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No

- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☒ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☒ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☐ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_





# Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREENHOUSE 101-107

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

## To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

a) Approximate Year Built: 1950 1955 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased:

### 2. OCCUPANCY.

a) Is the property currently vacant? ☒ Yes ☒ No

b) Does Seller currently occupy this property? ☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?

(1) Occupied

(2) Inspected

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No

d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail:

### 4. ROOF. (Defined as outer layer of roof)

a) Age: years. SEE ATTACHMENT A

b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No

c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail:

### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail:

### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No

c) Are you aware of any fire damage or other casualty to the property? ☒ Yes ☐ No

d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener  | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System        | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                  | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                  | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                   | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list)    |  |  |   |

Other (describe):

If any of the above are not in working order, or are not owned by Seller, explain:

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☒ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: Results:
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: Explain:
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced?
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No If "Yes," explain in detail:

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail:

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☒ Yes ☐ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☒ Yes ☐ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: TRANSIT IN HOUSE 101

If any of the above answers are "Yes," explain in detail:

Other disclosures: \_\_\_\_\_

# 16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

## ☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Satish Bellare

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

# 17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☐ No ☒ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

## RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.





# Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

## To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

a) Approximate Year Built: 1980 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. *SEE ATTACHMENT A*
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail: \_\_\_\_\_
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown  
If your answer is "No," explain: \_\_\_\_\_

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central ☐ Central Gas ☐ Window ☐ (#) Units  
☐ Electric
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☒ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



108-110-3

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- NA
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: [Signature]

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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111-112-1



## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road BREEKHUSE 111-112

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: 1975 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property? ☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?
- (1) Occupied \_\_\_\_\_
- (2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No SEE ATTACHMENT B
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. SEE ATTACHMENT A
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☐ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source: ☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: 11/30/2017

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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113-115-1



# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREENHOUSE 113-115

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

a) Approximate Year Built: 1958 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☐ No ☒ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No ATTACHMENT B
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. SEE ATTACHMENT A
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener  | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System        | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                  | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                  | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                   | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list)    |  |  |   |

Other (describe):

If any of the above are not in working order, or are not owned by Seller, explain:

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: Results:
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: Explain:
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced?
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No If "Yes," explain in detail:

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail:

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- NA
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_
- What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☒ Yes ☐ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Robert J. Peltz

Date: 1/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREENHOUSE 116-119

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: 1984 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No SEE ATTACHMENT
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. SEE ATTACHMENT 13
- b) Has the roof ever leaked during your ownership?  
☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No SEE ATTACHMENT
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No e
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail: \_\_\_\_\_
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown  
If your answer is "No," explain: \_\_\_\_\_

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☒ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA
- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance? ☐ Yes ☒ No



116-119-3

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- NA
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_
- What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

☐ **DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: [Signature]

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☒ Yes ☐ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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122-126-1



## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREEN HOUSE  
City: Wildwood 122-126 State: MO  
Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: 1990 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. SEE ATTACHMENT B
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☒ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☐ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

DOWN SPOUTS LEAK

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail: \_\_\_\_\_
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain: \_\_\_\_\_

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☒ Natural Gas ☐ Other: \_\_\_\_\_
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA
- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- NA
- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☐ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☐ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☐ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_
- What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☐ Yes ☒ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: [Signature]

Date: 11/30/2022

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.  
Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

### Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREEN HOUSE 120

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

#### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

a) Approximate Year Built: 1973 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

a) Is the property currently vacant? ☐ Yes ☒ No

b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?

(1) Occupied \_\_\_\_\_

(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown

b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☐ No ☒ Unknown

c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No

d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

\_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

a) Age: \_\_\_\_\_ years. SEE HACK MEAT A

b) Has the roof ever leaked during your ownership?  
☐ Yes ☐ No

c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No

d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No

b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No

c) Is your property currently under warranty or other coverage by a licensed pest control company?  
☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  
☐ Yes ☒ No

b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No

c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No

d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No

e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No

f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  
☐ Yes ☒ No

g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No

h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  
☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown  
If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☒ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener  | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System        | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                  | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                  | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                   | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list)    |  |  |   |

Other (describe):

If any of the above are not in working order, or are not owned by Seller, explain:

## 13. AVAILABLE RESOURCES.

- ☐ Sewer System ☒ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA
- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested:  
Results:
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other:  
Explain:
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced?
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail:

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail:

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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## Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road *GREEN HOUSE 130131*  
City: Wildwood State: MO  
Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: 1992 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. *SEE ATTACHMENT A*
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☒ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail:

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

13. AVAILABLE RESOURCES.

- ☐ Sewer System ☐ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA
- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced? \_\_\_\_\_
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail: \_\_\_\_\_

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites, or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

**☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this document, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this document be made.

Last Revised 12/31/18.

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# Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract #N/A

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 18944 St. Albans Road GREENHOUSE 143

City: Wildwood State: MO

Zip Code: 63038 County: St. Louis County

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

## To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

a) Approximate Year Built: 2010 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: \_\_\_\_\_

### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☒ Yes ☐ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied \_\_\_\_\_  
(2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☒ Yes ☐ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☒ Yes ☐ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☒ Yes ☐ No
- d) Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail:

SEE ATTACHMENT B

### 4. ROOF. (Defined as outer layer of roof)

- a) Age: \_\_\_\_\_ years. SEE ATTACHMENT A
- b) Has the roof ever leaked during your ownership? ☐ Yes ☐ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☐ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☐ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☒ Yes ☐ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☒ Yes ☐ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No



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- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- NA
- a) Does the property have a sump pump?  
☐ Yes ☐ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe in detail:
- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☐ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown If your answer is "No," explain:

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☒ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☒ No If "Yes," explain in detail:

10. ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

11. PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail:

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener  | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System        | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                  | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                  | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                   | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list)    |  |  |   |

Other (describe):

If any of the above are not in working order, or are not owned by Seller, explain:

13. AVAILABLE RESOURCES.

- ☐ Sewer System ☐ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- NA
- a) What is your drinking water source:  
☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well
- b) If non-public, date last tested:  
Results:
- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☐ Private Sewer  
☐ Septic Tank ☐ None  
Other:  
Explain:
- d) Is there a sewage lift pump? ☐ Yes ☐ No
- e) When was the septic system last serviced?
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☐ No  
If "Yes," explain in detail:

14. NEIGHBORHOOD. Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail:

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



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- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?

☐ Yes ☒ No

If "Yes," please give date performed, type of test and test results: \_\_\_\_\_

If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?

☐ Yes ☐ No ☐ Unknown

- b) Is the property part of a condominium, property owner's association or other common ownership?

☐ Yes ☐ No ☐ Unknown

(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).

- c) Is there any condition or claim which may result in an increase in assessments or fees?

☐ Yes ☐ No ☐ Unknown

If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_

- d) Are all association dues, fees, charges and assessments related to the property current?

☐ Yes ☐ No ☐ Unknown

If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

17. OTHER MATTERS.

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?

☐ Yes ☒ No

- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?

☐ Yes ☒ No

- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?

☐ Yes ☒ No

- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?

☐ Yes ☒ No

- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?

☐ Yes ☒ No ☐ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

(use extra sheets, if necessary)

Other disclosures: \_\_\_\_\_

☐ DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_



ATTACHMENT A			
location	poly size	YEAR INSTALLED	
EAST H-122	20	1998	r
h-101	22	2018	
H102 42X105	42	2020	
H-103	24	2015	all poly 6 mil
H-104	24	2016	
H-105	28	2016	
H-106	24	2016	
H-107	24	2016	
H-108	20	2015	
H-109	20	2015	20x (110or105) tube
H-110	20	2015	last up dated oct. 2021
H-111	20	2015	
H-112	24	2015	poly sizes we have in stock
H-113	24	2019	
H-114	24	2019	
H-115	24	2020	
H-116	20	2014	
H-117	20	2014	24 x(110 or105) tube
H-118	20	2014	28 x (110 or 105) flat sheet
H-119	20	2014	
H-122-126	20	2019	
Q 137	24	2007	
Q-120	28	2021	
Q130	24	2020	
Q-131	24	2020	
Q-132	24	1999	
Q-133	24	2016	
Q-134	24	2016	
Q-135	24	2018	
Q-135	24	2020	
Q136	24	1998	
Q-138	24	2021	
Q139	24	2021	
Q-140	24	2021	
Q-141	24	2021	
Q-142	2 42X105	2021	20 X 100 sheet
SIDE H-110	24	2013	42X100
SIDE H-111	20 flat	2018	
SIDE H-119	20 FLAT	2004	
side h-107	20 flat	2020	
SIDE H-8	24	2003	
WEST H-122	24 sheet??	2016	
wood chip bin	42X46	2018	



## Attachment B

### Water Issues

On August 26 2019 we had 7 inch of rain between 5A.M.and 6:30 A.M (One and half hours)

A flash flood occur. About 2 to 4 inch of water came into greenhouse 142, 120, 114 and building D.

About 10 inch of water came into greenhouse 115. Building D-1 had about 16 inches of water. Crops were not damaged. The only damage was in D-1 were two electric motors had to be sent out and cleaned.

Before this we would get water in house 115 and building D-1 when we would get a 2 plus inch rain. Summer of 2020 we expanded a drainage ditch to the east of the greenhouse range and increased the height of a small levee.

We have had several heavy rains (over 2 inch in two hours )and had almost no water issues.

When greenhouse 116 to 126, 130 and 131 were built the ground level was raised to get them out of the flood plain

Building D-1 is in the flood plain and has a large sump pump. All electric and motors except two are out of the water level.



## Attachment C

Greenhouse 111 to 126 are heated by three boilers that are tied together

One natural Gas five million BTU cleaver Brooks fire tube Boiler

One Biofuel One Million five hundred thousand BTU fire tube boiler

One natural gas one million five hundred thousand BTU Bryant water tube boiler .

The BioFuel Boiler is the lead heat source. The Cleaver Brooks boiler supplies addition heat as needed.

The Bryant boiler is used as an emergency back up.

Hot water is circulated by B&G water pumps. Back up motors are on hand in case a motor would burn out

The entire Greenhouse range has a 40,000 KW backup generator.