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 Satural Paller Date 1/30/2022

FLORISTS' MUTUAL INSURANCE COMPANY

FOR

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

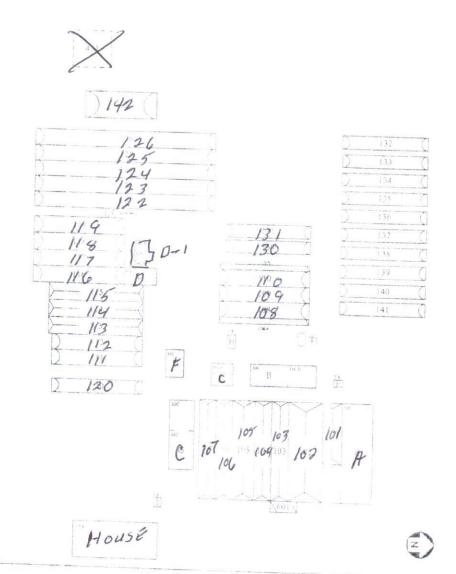
REVISED: 08/07/2014 SCALE: 1" = 70"

LOCATION#

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'	#116 THRU #119 -
#102 - 104' X 36'	96' X 18' (EA)
#103 - 104' X 18'	#120 - 96' X 15' (U/I)
#104 - 104' X 18'	#122 THRU #126 -
#105 - 104' X 24'	192' X 17' (EA)
#106 - 104' X 18'	#129 TIIRU #141 -
#107 - 104' X 18'	90' X 14' (EA, U/I)
#108 THRU #110 -	#142 - 76' X 28'
96' X 17' (EA)	
#108A - 96' X 6'	#401 - 40' X 40'
#110A - 96' X 6'	100 mm - 100
4111 · 96, X 13.	#601 - 27' X 12'
#115 - 86.X 15.	WW601 - 12" X 10"
#113 THRU#115	
100° X 18° (EA)	





Seller's Disclosure Statement for Commercial/Industrial Property

Th	e f	ollowing is a disclosure statement, made by Seller	4.	RO	OOF. (Defined as outer layer of roof)
		rning the condition of the property located at:		a)	Age: 2010 years.
		Address: 18944 St. Albans Road House		b)	Has the roof ever leaked during your ownership? Yes No
Cit	y: <u>W</u>	ildwood State: MO		۵)	Control of the contro
Zip	Co	de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership? Yes No
ins	ent o	sclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any it ion or warranties the buyer may wish to obtain. The		d)	gutters? Yes No
toll	owir	ng are representations made by the Seller and are not entations of the Seller's agent.			If any of your answers in this section are "Yes," explainin detail:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
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				a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
pla	nk. <mark>Juire</mark>	Attach additional pages if additional space is ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
		Approximate Year Built: 1930 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.			in detail.
	a)	Is the property currently vacant?	6.	STI	RUCTURAL ITEMS.
	b)	Does Seller currently occupy this property? Yes No. If not, how long has it been since seller occupied or inspected the property?		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(1) Occupied		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
		(2) Inspected		cl	
3.		ND (SOILS, DRAINAGE AND BOUNDARIES).		C)	Are you aware of any fire damage or other casualty to the property? \square Yes \square No
		Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control any problem described above? Yes \int No
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? ☐ Yes ☑ No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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? \(\superscript{Yes}\)\(\superscript{No}\)
		If any of your answers in this section are "Yes," explain in detail:		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?

House 2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.		PMENT AND IT		perty:		
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,		Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors		
		describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression		
		the last 5 years. LENKANOCENG		Spa/Hot Tub	Refrigerator	Dishwasher	Equipment Automatic Timers		
_		Flaghing on chimney		Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans		
7.		SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Washer	Dryer	FP Insert		
	a)	Does the property have a sump pump? ☐ Yes ☑ No	,	Wood Stove	Swimming Pool	Pool Heater	Propane Tank		
	b)	Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around		Pool/spa Equip					
		the basement, crawlspace, foundation or slab?		Other (describe					
		Yes No If "Yes," describe in detail:		owned by Selle	above are not er, explain:	in working ord	ler, or are not		
	c)	Have there been any repairs or other attempts to control	13.	AVAILABLE R	ESOURCES.				
		any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewer System Telephone	em Natui Cable Telev	ral Gas X Elec	tricity		
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or	,	a) What is yo	ur drinking wate	er source:			
		control effort: SEEABOVE		Public Private System Well on Property Shared Well					
8.	AD	DITIONO/DEMODEL O		b) If non-publ Results:	ic, date last test	ed:			
0.	a)	DITIONS/REMODELS.		-	e type of sewage	e system:			
	aj	Have you made any additions, improvements, structural changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		L Public S	Sewer Conne	ected Private	e Sewer		
		permits and approvals and was all work in compliance with building codes? Yes No Unknown		Explain:					
		If your answer is "No," explain:		d) Is there a s	ewage lift pump	? Yes	No		
					the septic syste				
9.		ATING AND AIR CONDITIONING.	1	 Do you know relating to 	ow of any leaks any of the pl	s, backups or o	ther problems		
		r Condining: Central Central Gas Window (#) Units		related item	ns? 🔼 Yes	No			
	b) He	eating: Electric Propane Natural Other:	14. 1	NEIGHBORHO	plain in detail:	11-1-1	1841A CAUG		
		ater Heating: Electric Gas Solar	5	school re-distric	ting, threat of co	aware of and ondemnation, zo	oning changes		
	Are	you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or street change detail:	es?	No If "Y	es," explain in		
10.		The you aware of any problems	15. H	HAZARDOUS S	SUBSTANCES.				
	with	the electrical system? Yes No	а	 Are you aw on the prop 	are of the presenterty?	ence of any lea	d-based paint		
		NULLIS UP CHANG	b) Are you aw	vare of asbesto	s materials on	the property,		
11.	PLU	MBING SYSTEM. Are you aware of any problems with		pipe wrap, e	of shingles, sidir etc? X Yes		iling, flooring,		
	If "Y	olumbing system?	C) Are you aw	are of the pres	sence of other	environmental		
				concerns to underground polychlorina	that may affe d tanks, lea ited biphenyls e, dump sites	ect the proper ad water su (PCB's), rador or any othe	ty such as pply pipes, a gas, mold.		
				substance?	☐ Yes	INO			

			HOUSE -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:	Other disclosures:
		If any of the above answers are "Yes," explain in detail:	
16.	PR	OPERTY OWNERS ASSOCIATIONS/ ONDOMINIUMS/USE RESTRICTIONS.	
	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
	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).	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
	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:	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
	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:	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller: Bellerase
		What are the association fees, dues and other assessments related to the property?	Date: 1/30/2022 Seller:
7. (ОТІ	HER MATTERS.	Date:
ě	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
t	0)	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	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
C	1)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
е		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	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.
		controlled substance related thereto? Yes No Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this	Buyer: Date:
		form.	
If	an leta	ny of your answers in this section are "Yes," explain in	Buyer:
u	cid	(use extra sheets, if necessary)	Date:

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Last Revised 12/31/18.

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Seller's Disclosure Statement for Commercial/Industrial Property

			4.	RO	OF. (Defined as outer layer of roof)
		lowing is a disclosure statement, made by Seller ing the condition of the property located at:			Age:years. 1976 / 1984
Stre	et A	ddress: 18944 St. Albans Road Bulding A		b)	Has the roof ever leaked during your ownership? Yes No
City	Wil	dwood State: MO		-1	
Zip	Cod	e: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership? Yes No
age	nt of	closure is not a warranty of any kind by Seller or any Seller in this transaction, and is not a substitute for any		d)	Do you know of any problems with the roof or rain gutters? Yes No
follo	wing	on or warranties the buyer may wish to obtain. The grare representations made by the Seller and are not notations of the Seller's agent.			If any of your answers in this section are "Yes," explain in detail: 12 RFM CGd 1984
To t	he S	Seller:	5.	TE	RMITES, DRYROT, PESTS.
prot	olem	complete the following form, including past history or if known. Do not leave any spaces blank. If the is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
blan requ	k. uire	Attach additional pages if additional space is d. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes You
1.		Approximate Year Built: 1976 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-2000) for paid a field built in the 1079)		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
		3000) for residential building built prior to 1978).			If any of your answers in this section are "Yes," explain
	b)	Date Purchased:			in detail:
2.		Date Purchased:			in detail:
2.			6.	ST	RUCTURAL ITEMS.
2.	oc	Is the property currently vacant? Yes No Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?	6.		
2.	oc a)	Is the property currently vacant? Yes No Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property? (1) Occupied	6.		RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
	OCa) b)	Is the property currently vacant? Yes No Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?	6.	a)	RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to
	OCa) b)	Is the property currently vacant? Yes No 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	6.	a) b)	RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to the property? Yes No Have there been any repairs or other attempts to control
	OCa) b)	Is the property currently vacant? Yes No 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 ID (SOILS, DRAINAGE AND BOUNDARIES). Has any part of the property been filled other than in	6.	a) b) c)	RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to the property? Yes No Have there been any repairs or other attempts to control any problem described above? Yes No Have any insurance claims been made in the last 5
	OCa) b) LAN a)	Is the property currently vacant? Yes No 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 ID (SOILS, DRAINAGE AND BOUNDARIES). Has any part of the property been filled other than in ordinary construction? Yes No Unknown Is the property located in a flood zone, established flood	6.	a) b) c) d)	RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to the property? Yes No Have there been any repairs or other attempts to control any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No Have you received any insurance payments for damage to the property, which were not spent for repairs?
	OCca) b) LAN a)	Is the property currently vacant? Yes No 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 ID (SOILS, DRAINAGE AND BOUNDARIES). Has any part of the property been filled other than in ordinary construction? Yes No Unknown Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent	6.	a) b) c) d)	RUCTURAL ITEMS. Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to the property? Yes No Have there been any repairs or other attempts to control any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No Have you received any insurance payments for damage
	OCca) b) LAN a) b)	Is the property currently vacant? Yes No 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 ID (SOILS, DRAINAGE AND BOUNDARIES). Has any part of the property been filled other than in ordinary construction? Yes No Unknown Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the	6.	a) b) c) d) e)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No Are you aware of any past or present water leakage or seepage in the building? Yes No Are you aware of any fire damage or other casualty to the property? Yes No Have there been any repairs or other attempts to control any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No Are you aware of any insurance application or prior coverage regarding all or any part of the property that

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V.L	-	1
1		

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be	12.	OTHER EQUI	PMENT AND IT ber of items beir	EMS. ng sold with prop	perty:
		needed? Yes No If any of your answers in this section are "Yes," explain		Electric Garage Door	Transmitters	Water Softener	Smoke Detectors
		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		Opener Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		copies of any available insurance claims made within the last 5 years. REARINGS FIRE		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic Timers
		DAMAGE 1484 HAD		Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Washer	Dryer	FP Insert
1	a)	Does the property have a sump pump? Yes No		Wood Stove	Swimming Pool	Pool Heater	Propane Tank
=	b)	Has there ever been any water leakage, seepage,		Pool/spa Equ	ipment (list)		
1	D)	accumulation, moisture or dampness within or around		Other (descri	be):		
in		the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If any of the owned by Sei	above are not ller, explain:	in working or	der, or are not
V)			13.	AVAILABLE	RESOURCES.		
	c)	Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewer Sys	stem Natu e Cable Tele	ıral Gas 檱 Ele vision Cable	ctricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		Public	your drinking wat C Private Sys on Property S	tem	
	1 .				blic, date last tes	sted:	
8.	AD	DITIONS/REMODELS.		Results:			
	a)	changes, or other alterations to the property? X Yes No If "Yes," did you obtain all necessary	c	Public Seption	the type of sewar c Sewer Conr c Tank None	nected Priva	ite Sewer
		permits and approvals and was all work in compliance with building codes? Yes No Unknown		Explain:			
		If your answer is "No," explain:			a sewage lift pun		
		30 E 11 136 V V		100 M	as the septic sys		9250 5442150V
9.	a) A	ATING AND AIR CONDITIONING. air Condioning: Central Central Gas Window (#) Units Central Cent		relating related it	know of any lea to any of the tems? Yes explain in detail:	plumbing, water No	other problems or and sewage-
		Heating: Electric Propane Natural Other:	14	NEIGHBORH			any annexation,
	Are	Vater Heating: Electric Gas Gas Solar	14.		tricting, threat of	condemnation,	
		Yes No If "Yes," explain in detail:		dotan.			
10	FL	ECTRICAL SYSTEM. Are you aware of any problems	15.	HAZARDOU	S SUBSTANCE	S.	
10.	wit			COLUMN TO THE REAL PROPERTY OF THE PARTY OF		esence of any less Mo	ead-based paint
44		UMBING SYSTEM. Are you aware of any problems with		such as	aware of asberroof shingles, sip, etc?	ding insulation,	on the property, ceiling, flooring,
11.	the	plumbing system? Yes No		V-2			or environmental
	If "	Yes," explain in detail:		concerns undergro polychlo toxic wa		ffect the pro lead water ls (PCB's), rad es or any o	perty such as supply pipes, don gas, mold,

M		1
11	-	7

	d)	Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances? Yes No No If "Yes," please give date performed, type of test and test results:	Other disclosures:
		If any of the above answers are "Yes," explain in detail:	
16.		OPERTY OWNERS ASSOCIATIONS/ NDOMINIUMS/USE RESTRICTIONS.	
	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
	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).	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
	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:	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
	d)	Are all association dues, fees, charges and assessments related to the property current? Yes No Unknown	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller:
		If your answer to (d) is "No," explain in detail:	Date: //30/2022
		What are the association fees, dues and other assessments related to the property?	Seller:
17.	ОТІ	HER MATTERS.	Date:
	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
	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	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
	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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
		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.	Buyer: Date:
	lf an deta		Date:
		(use extra sheets, if necessary)	

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Last Revised 12/31/18.

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HOUSE 1



Seller's Disclosure Statement for Commercial/Industrial Property

		ollowing is a disclosure statement, made by Seller ning the condition of the property located at:	4.	R(a)	Age:years. Affin & xixin te /01/EKhs
Str	eet /	Address: 18944 St. Albans Road Hous 6		b)	Has the roof ever leaked during your ownership?
Cit	y:Wi	ldwood State:MO			Yes 🖾 No
Zip	Cod	de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership? Yes No
age	ent c	sclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any		d)	gutters? Yes No
foll	owin	on or warranties the buyer may wish to obtain. The g are representations made by the Seller and are not entations of the Seller's agent.			If any of your answers in this section are "Yes," explain in detail:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
cor	blen	complete the following form, including past history or as if known. Do not leave any spaces blank. If the in is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
	uire	Attach additional pages if additional space is d. Be sure to sign every page. NERAL.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
1.	1000	Approximate Year Built: 1910 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	oc	CUPANCY.			dotail.
	a)	Is the property currently vacant? Yes No	6.	ST	RUCTURAL ITEMS.
	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		a)	the walls, foundations or structural areas? Yes No
		(2) Inspected		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.	LAI	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to the property? Yes No
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control any problem described above? Yes No
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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
		If any of your answers in this section are "Yes," explain in detail:		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	g Co	ntra	act #N/A
Th	e f	ollowing is a disclosure statement, made by Seller	4.		OOF. (Defined as outer layer of roof)
		ning the condition of the property located at:			Age: 1950 years. M ETH
		Address: 18944 St. Albans Road Bulling Bildwood State: MO		b)	Has the roof ever leaked during your ownership ☐ Yes ☐ No
		de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during you ownership? ☐ Yes ☐ No
ag	ent d	isclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any tion or warranties the buyer may wish to obtain. The		d)	gutters? Yes No
foll	owir	ng are representations made by the Seller and are not entations of the Seller's agent.			If any of your answers in this section are "Yes," explain in detail:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
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				a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
ola	nk. Juire	Attach additional pages if additional space is ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
••		Approximate Year Built: 1950 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
	b)				If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.			III detail.
	a)	Is the property currently vacant? Yes No	6.	STF	RUCTURAL ITEMS.
	b)	Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(1) Occupied		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
	LAI	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to the property? Yes No
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control any problem described above? Yes No
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? Yes No
		Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? Yes No			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?
		If any of your answers in this section are "Yes," explain in detail:	1	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	12.		IPMENT AND IT ber of items beir		perty:			
		If any of your answers in this section are "Yes," explain		Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors			
		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		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment			
		copies of any available insurance claims made within the last 5 years.		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic			
		the last o years.		Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans			
7.	100	SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Parties of the Partie	Dryer	FP Insert			
von	a	Does the property have a sump pump? ☐ Yes ☐ No		☐ Wood Stove	Pool	Pool Heater	Tank			
11	b)	Has there ever been any water leakage, seepage,		Other (descri						
/ 1]		accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If any of the	above are not ller, explain:	t in working or	der, or are not			
			13	AVAII ARI F	RESOURCES.					
	c)	Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?	10.	☐ Sewer Sy	11	ural Gas Ele evision Cable	ctricity			
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		☐ Publi	your drinking wat c Private Sys on Property	stem				
				b) If non-pu Results:	ublic, date last te	sted:				
8.	AD	DITIONS/REMODELS.			the type of sewa	ge system:				
	a)	Have you made any additions, improvements, structural changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		☐ Publi☐ Septi	c Sewer Coni	nected Priva				
		permits and approvals and was all work in compliance with building codes? Yes No Unknown								
		If your answer is "No," explain:		d) Is there	a sewage lift pur	np? Yes	☐ No			
					as the septic sys					
9.		Air Condi- Central Central Gas Window (#) Units		relating related i	know of any lea to any of the tems? Yes	plumbing, water	other problems er and sewage-			
		ioning: Electric Heating: Electric Propane Matural Other:			explain in detail:					
		Water Heating: ☐ Electric ☐ Gas ☐ Solar ☐ Solar	14	school re-dis	HOOD. Are yestricting, threat of	condemnation,	zoning changes			
	Are	e you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or street changes?						
			15	. HAZARDOU	S SUBSTANCE	S.				
10.	wit	h the electrical system? Yes," explain in detail:		a) Are you	aware of the property?	esence of any I	ead-based paint			
11	PI	UMBING SYSTEM. Are you aware of any problems with		such as	aware of asbe roof shingles, si ap, etc?	iding insulation,				
	the	e plumbing system? Yes No Yes," explain in detail:		c) Are you concern undergr	aware of the pass that may a cound tanks, or inated bipheny aste, dump si	resence of other affect the pro- lead water rls (PCB's), ra- tes, or any o	perty such as supply pipes, don gas, mold,			

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WLEDGE OF THE
t the information set forth accurate and complete to the does not intend this or guaranty of any kind. Provide this information to the real estate brokers and aptly disclose in writing to to the Property that is aller at any time prior to adverse material fact or set forth herein false or legal authority to sell the facts that could restrict,
OF BUYER
fully inspect the property xamined by professional disclosure statement is Buyer acknowledges that a transaction is an expert in the property. Buyer property of which Seller sure statement does not
therwise in the Contract ts present condition only, y kind by Seller or any that no representations are being relied upon by

(Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances? Yes No	Other disclosures:
	If "Yes," please give date performed, type of test and test results:	
	If any of the above answers are "Yes," explain in detail:	
16. F	PROPERTY OWNERS ASSOCIATIONS/CONDOMINIUMS/USE RESTRICTIONS.	
Ala	l) Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Tunknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
b		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
C	increase in assessments or fees? Yes No Unknown If your answer to (c) is "Yes," explain in detail:	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
VA	Are all association dues, fees, charges and assessments related to the property current? Yes Who Unknown If your answer to (d) is "No," explain in detail:	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller:
	What are the association fees, dues and other assessments related to the property?	Date: 1/30/2022 Seller:
17. O	THER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
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	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Types Tho	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
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	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract. Buyer:
	DSC-5000 must be filled out in conjunction with this form.	Date:
If a	any of your answers in this section are "Yes," explain in	Buyer:
dei	(use extra sheets, if necessary)	Date:

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Seller's Disclosure Statement for Commercial/Industrial Property

	Addendum to Listin	g Con	tract #N/A
cond	following is a disclosure statement, made by Seller cerning the condition of the property located at:	4. 1	ROOF. (Defined as outer layer of roof) a) Age: 1959 years. METH
Stre	et Address: 18944 St. Albans Road Building C) Has the roof ever leaked during your ownership
City:	Wildwood State: MO		Yes No
Zip (Code: 63038 County: St. Louis County	(ownership? Yes Ano
inspe	disclosure is not a warranty of any kind by Seller or any at of Seller in this transaction, and is not a substitute for any action or warranties the buyer may wish to obtain. The wing are representations made by the Seller and are not assentations of the Seller's agent.	C	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:
	ne Seller:	5. T	ERMITES, DRYROT, PESTS.
Dloor	An annual to the state of		
PIODI	se complete the following form, including past history or ems if known. Do not leave any spaces blank. If the ition is not applicable to your property, mark "NA" in the	d	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
requi	Attach additional pages if additional space is ired. Be sure to sign every page.	b	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
	Approximate Year Built: 1933 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).	c)	7
b	Date Purchased:		If any of your answers in this section are "Yes," explain
2. 0	OCCUPANCY.		in detail:
a) Is the property currently vacant? Yes X No	6. S	TRUCTURAL ITEMS.
b	Yes No. If not, how long has it been since Seller occupied or inspected the property? (1) Occupied	a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
	(2) Inspected	b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
	AND (SOILS, DRAINAGE AND BOUNDARIES).	c)	Are you aware of any fire damage or other casualty to the property? Yes No
a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown	d)	Have there been any repairs or other attempts to control
b)		e)	any problem described above? Yes No Have any insurance claims been made in the last 5
c)	_		years? Yes No
	properties? Yes No	f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
d)	boundary line disputes or easements affecting the property? 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
	If any of your answers in this section are "Yes," explain in detail:	h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No

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	',	the repairmen advised that replacement would soon be needed? Yes No	12.		PMENT AND IT per of items bein		perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,		Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		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		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		the last 5 years.		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic Timers
-	DA	OFMENTS OF MARIE OF M		Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
1A	(a)	SEMENTS, CRAWLSPACES AND FOUNDATIONS. Does the property have a sump pump? Yes No		TV Antennas Wood Stove	Washer Swimming Pool	Dryer Pool Heater	FP Insert Propane Tank
	b)	Has there ever been any water leakage, seepage,		Pool/spa Equip	ment (list)		
		accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?		Other (describe			
		Yes No If "Yes," describe in detail:		If any of the owned by Selle	above are not er, explain:	in working or	der, or are no
The latest desired to	c)	Have there been any repairs or other attempts to control	13.	AVAILABLE R	ESOURCES.		
		any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewer System Telephone	em Natu Cable Telev	ral Gas 🛕 Ele vision Cable	ctricity
	date, and name of the pe control effort:		N,	M Public	our drinking water Private Syst	em	
0	AD			b) If non-publ Results:	lic, date last tes	ted:	
8.		DITIONS/REMODELS.		-	e type of sewag	e system:	
	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	1	Public S Septic	Sewer Conne	ected Privat	
	with building codes?			sewage lift pum	2 DV==		
		year and the companies			the septic syste		No No
9.	HEA	ATING AND AIR CONDITIONING.		f) Do you kn	ow of any leak	s, backups or	other problems
	a) Ai	r Conding: Central Central Gas Window (#) Units		relating to related iten	any of the plans? Yes [plain in detail:	lumbing, water	and sewage-
	b) He	eating: Electric Propane Natural Other:	14.	NEIGHBORHO		L DWOTO of or	
		ater Heating: Electric Gas Solar		school re-distric	cting, threat of o	aware of ar ondemnation, z	oning changes
	Are	you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or street chang detail:	es?	No If "	es," explain in
10.	ELE	CTRICAL SYSTEM. Are you aware of any problems	15.	HAZARDOUS S	SUBSTANCES.	(C	
	with	the electrical system? Yes No		a) Are you aw on the prop	vare of the pres perty? Yes	ence of any lea	ad-based paint
11. H	the r	MBING SYSTEM. Are you aware of any problems with plumbing system? Yes \(\backslash \) No		such as roo	ware of asbesto of shingles, sidil etc?	ng insulation, c	the property, eiling, flooring,
V 1º	If "Y	es," explain in detail:		concerns undergroun polychlorina	vare of the pres that may affe id tanks, le ated biphenyls	ect the prope ad water s (PCB's), rado	erty such as upply pipes, n gas mold
				toxic waste substance?	e, dump sites	or any oth	er hazardous

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0	- 5
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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	Other disclosures:
	If "Yes," please give date performed, type of test and test results:	
	If any of the above answers are "Yes," explain in detail:	
16. PI	ROPERTY OWNERS ASSOCIATIONS/ ONDOMINIUMS/USE RESTRICTIONS.	
/ (/ a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
(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).	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
с)	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:	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
NA	Are all association dues, fees, charges and assessments related to the property current? Yes Ne Unknown If your answer to (d) is "No," explain in detail:	impede or prevent Seller's ability to sell. Seller:
	What are the association fees, dues and other assessments related to the property?	Date: 1/30/2022 Seller:
17. OT	HER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
b)	Do you know of any violations, or alleged violations of local, state or regional laws or regulations, or any covenants, conditions or restrictions relating to this property? No	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 expection.
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	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.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes X results.	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
	Are you aware that the property is or was used as a site for methamphotomic production, storage or was the residence of a parson convicted of a crime involving any controlled substance related thereto? Yes Dha Dunknown If "Yes," MAR form DSC-5000 m. sees filled out in conjunction with this form.	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:
If an	by of your answers in this section are "Yes," explain in	Buyer.
	(use extra sheets, if necessary)	Date:

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Seller's Disclosure Statement for Commercial/Industrial Property

		The state of the s	00.		TOC HIGH
The	e fo	illowing is a disclosure statement, made by Seller ning the condition of the property located at:	4.		OF. (Defined as outer layer of roof) Age: 1989 years. METAI
		Address: 18944 St. Albans Road Bailding D			Has the roof ever leaked during your ownership
City	y:Wi	ldwood State: MO			☐ Yes ☐ No
Zip	Coc	de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during you ownership? Yes \square No
age	ent o	sclosure is not a warranty of any kind by Seller or any f Seller in this transaction, and is not a substitute for any		d)	Do you know of any problems with the roof or rain gutters? Yes No
foll	owin	on or warranties the buyer may wish to obtain. The g are representations made by the Seller and are not notations of the Seller's agent.			If any of your answers in this section are "Yes," explain in detail:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
pro cor	blem ditio	complete the following form, including past history or as if known. Do not leave any spaces blank. If the in is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
		Attach additional pages if additional space is d. Be sure to sign every page. NERAL.		b)	Do you have any knowledge of any previous treatmen or damage to the property relating to termites, dryrot opests? Yes No
1.		Approximate Year Built: 1997 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or othe coverage by a licensed pest control company? Yes No
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.			
	a)	Is the property currently vacant?	6.	STI	RUCTURAL ITEMS.
	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			Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(1) Occupied		b)	Are you aware of any past or present water leakage of seepage in the building? Yes \(\bigcup \text{No}\) Yo
3.	LAI	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to the property? Yes No
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to contro any problem described above? Yes No
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes, or easements affecting the property? 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
		If any of your answers in this section are "Yes," explain in detail: 60 ME WHIN WHIN THE 2 INCH RHING		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?

	1)	the repairmen advised that replacement would soon be needed? Yes No	12.	OTHER EQUI	PMENT AND IT per of items bein	EMS.	perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,		Electric Garage Door Opener	☐ Transmitters	Water Softener	Smoke Detectors
		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		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		the last 5 years.		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic
_		SEE HHACHMENT B		Fireplace Doors and Covering	Stove	Microwave Oven	Timers Ceiling Fans
7.		SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Washer	Dryer	FP Insert
M	a)	Does the property have a sump pump? ☐ Yes ☐ No		Wood Stove	Swimming Pool	Pool Heater	Propane Tank
7)	b)	Has there ever been any water leakage, seepage,		Pool/spa Equip	17	1600	
		accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?		Other (describe	-	1600	
		Yes No If "Yes," describe in detail:		If any of the owned by Selle	above are not er, explain:	in working ord	der, or are not
	c)	Have there been any repairs or other attempts to control	13.	AVAILABLE R	ESOURCES.		
	,	any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewer Syst	em 💆 Natu Cable 🔲 Telev	ral Gas Elec	ctricity
		Yes No If "Yes," describe the location, extent,			our drinking water		
		date, and name of the person who did the repair or control effort:		Public	☐ Private Syst	em / //	14
					lic, date last tes	ted:	
8.	AD	DITIONS/REMODELS.		Results: c) What is the	o tupo of source		1
	a)	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		Public :	e type of sewag Sewer	ected Privat	e sewer
		with building codes? Yes No Unknown If your answer is "No," explain:		1923 1939 1939	sewage lift pum	p? Yes	No
					the septic syste		
9.	HE	ATING AND AIR CONDITIONING.		f) Do you kr	low of any leak	s, backups or	other problems
	a) Ai	r Condining: Central Central Gas Window (#) Units		related iter	any of the pms? The Yes (splain in detail:	No	and sewage-
	b) He	eating:	14.		OOD. Are you		annoyation
		ater Heating:		school re-distric	cting, threat of c	ondemnation, z	oning changes
	Are	you aware of any problems regarding these items? Yes Do If "Yes," explain in detail:		or street chang detail:	jes? L Yes	No If "Y	'es," explain in
	_	Tes, explain in detail.	_				
10.	ELE	CTRICAL SYSTEM. Are you aware of any problems	15.	HAZARDOUS	SUBSTANCES		
	with If "Y	the electrical system? Yes No No Yes," explain in detail:	į	a) Are you ave	ware of the pres perty? Yes	sence of any leas	ad-based paint
11.	PLL	IMBING SYSTEM. Are you aware of any problems with		such as ro	ware of asbest of shingles, sidi	ng insulation, c	the property, eiling, flooring,
JA	the	plumbing system? Yes No		pipe wrap,			
-/	If "Y	es," explain in detail:		concerns undergroui polychlorin	ated biphenyls te, dump site	ect the property of the proper	erty such as upply pipes, on gas, mold.

2	- 2
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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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
	ROPERTY OWNERS ASSOCIATIONS/ ONDOMINIUMS/USE RESTRICTIONS.	
a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
(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).	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
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:	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
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:	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller: Date:
	What are the association fees, dues and other assessments related to the property?	Seller:
17. O	THER MATTERS.	Date:
a	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	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
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?	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
d	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
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.	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract. Buyer: Date:
	any of your answers in this section are "Yes," explain in etail:	Date:

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Last Revised 12/31/18.



Seller's Disclosure Statement for Commercial/Industrial Property

		3			dot # Min
Th	ne fo	ollowing is a disclosure statement, made by Seller raing the condition of the property located at:	4.	R(a)	Age: 4955 years. META
St	reet	Address: 18944 St. Albans Road Balding 1-1		b)	Has the roof ever leaked during your ownership?
Ci	ty:Wi	ildwood State: MO			Yes No
Zij	o Coo	de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership? Yes No
ins	spect lowin	isclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any tion or warranties the buyer may wish to obtain. The are representations made by the Seller and are not centations of the Seller's agent.		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:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
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 spaces is				a)	destroying insects, dryrot or pests on or affecting the property? Yes No
	quire	Attach additional pages if additional space is ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
	a)	10/6		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes 7 No
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain
2.	oc	CUPANCY.			in detail:
	a)	Is the property currently vacant? Yes No	6.	STE	RUCTURAL ITEMS.
	b)	Yes No. If not, how long has it been since Seller occupied or inspected the property?		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?
		(2) Inspected_		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.	LAN	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown			Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5
		Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	years? ☐ Yes ☐ No Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☑ No
		Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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
		If any of your answers in this section are "Yes," explain in detail:		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12	. C	THER EQUI	PMENT AND IT ber of items beir	EMS.	pertv:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the leasting repairs or control efforts,			Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		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		L	Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression
		the last 5 years.			Spa/Hot Tub	Refrigerator	Dishwasher	Equipment Automatic Timers
7.	⊳ BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.		L	Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
/A	a)				TV Antennas Wood Stove	Washer Swimming Pool	Dryer Pool Heater	Tank
,	b)	Has there ever been any water leakage, seepage,				ement (list)		Tank
		accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?			ther (describe			2.1
		Yes No If "Yes," describe in detail:		01	wned by Selle	above are not er, explain:	in working ord	ler, or are not
	c)	Have there been any repairs or other attempts to control	13.			ESOURCES.	1	
		any water or dampness problem relating to the basement, crawlspace, foundation or slab?			Sewer Syste Telephone	em Natur Cable Telev	al Gas DElectrision Cable	tricity
(Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		a)	☐ Public	ur drinking wate Private Syste	em a	14
8.	ADI	DITIONS/REMODELS.		b)		ic, date last test	-	
0.		Have you made any additions, improvements, structural		c)	What is the	e type of sewage	svstem:	
		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.			☐ Public S	Sewer Conne	cted Private	(/1/ +
		with building codes? Yes No Unknown If your answer is "No," explain:		d)	and the second second	ewage lift pump	?	□No
				e)		the septic syste	m last serviced	?
9.	a) Air	Conding: Central Central Gas Window (#) Units		f)	related item	ow of any leaks any of the pluns? Yes	umbing water	ther problems and sewage-
	b) He	Con Natural Conner:	14.	NE	IGHBORHO	plain in detail:	Ourose of an	
	Are	you aware of any problems regarding these items? You aware of any problems regarding these items? You aware of any problems regarding these items?		sch or	nool re-distric street change ail:	ting, threat of co	aware of any indemnation, zo No If "Ye	ning changes
10.	ELE	CTRICAL SYSTEM. Are you aware of any problems	15.	НА	ZARDOUS S	SUBSTANCES.		
	with	the electrical system? Yes No				are of the prese	ence of any lead	d-based paint
11.	PLUI the p	MBING SYSTEM. Are you aware of any problems with lumbing system?		b)	Are you aw such as roo pipe wrap, e	vare of asbesto: of shingles, sidin etc? Yes	g insulation, ce	the property, iling, flooring,
	If "Ye	s," explain in detail:		c)	Are you aw concerns tunderground polychlorina	are of the presonant may affect tanks, lead ted biphenyls at dump sites.	ence of other ect the proper d water su (PCB's), radon or any othe	ty such as pply pipes,

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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
	OPERTY OWNERS ASSOCIATIONS/ ONDOMINIUMS/USE RESTRICTIONS.	
A a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
(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).	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
(c)	increase in assessments or fees? Yes No Unknown If your answer to (c) is "Yes," explain in detail:	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,
(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:	impede or prevent Seller's ability to sell. Seller: 130 12032
	What are the association fees, dues and other assessments related to the property?	Seller:
17. 0	THER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes Yes	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
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?	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
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.	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract. Buyer: Date:
	any of your answers in this section are "Yes," explain in	Buyer:
ae	etail:(use extra sheets, if necessary)	Date:

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Last Revised 12/31/18.

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Seller's Disclosure Statement for Commercial/Industrial Property

		Addendum to Listing	g Co	ontr	act #N/A
CC	nce	following is a disclosure statement, made by Seller rning the condition of the property located at:	4.	a)	Jan July years. // U/
		Address: 18944 St. Albans Road Budding F		b)	Has the roof ever leaked during your ownership Yes No
		State: MO		c)	
Zij) Co	de: 63038 County: St. Louis County		9	Has the roof been replaced or repaired during you ownership? Yes No
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				d)	Do you know of any problems with the roof or rai gutters? Yes No
rep	res	ng are representations made by the Seller and are not entations of the Seller's agent.			If any of your answers in this section are "Yes," explain detail:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
DIC	200	complete the fall of			
COI	nditio	complete the following form, including past history or ms if known. Do not leave any spaces blank. If the on is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
rec	uire	Attach additional pages if additional space is ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatmen or damage to the property relating to termites, dryrot o pests? Yes No
	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).		c)	Is your property currently under warranty or other coverage by a licensed pest control company?
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain
2.	00	CUPANCY.			in detail:
	a)	Is the property currently vacant?	6.	STI	RUCTURAL ITEMS.
	b)	77			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
3.	Ι ΔΙ	(2) Inspected		c)	seepage in the building? Yes No
J.		ND (SOILS, DRAINAGE AND BOUNDARIES). Has any part of the property been filled other than in			Are you aware of any fire damage or other casualty to the property? Yes No
		ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control any problem described above? Yes No
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? ☐ Yes ☐ No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs?
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? Yes No		g)	Are you aware of any insurance application or prior coverage regarding all or any part of the property that
		If any of your answers in this section are "Yes," explain in detail:		h)	has been rejected or will not be renewed? \(\simega\) Yes \(\simega\) No Are you aware that any existing insurance coverage will be subjected to increased premium rates? \(\simega\) Yes \(\simega\) No

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	i)	the repairmen advised that replacement would soon be	12.			MENT AND ITI	EMS. g sold with prop	perty:
		needed? Yes No If any of your answers in this section are "Yes," explain		Electric Garage Opener	Door	Transmitters	Water Softener	Smoke Detectors
		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		Security Alarm System	у	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		copies of any available insurance claims made within the last 5 years.		Spa/Hot		Refrigerator	Dishwasher	Automatic Timers
				Doors a	and	Stove	Microwave Oven	Ceiling Fans
,7	. E	BASEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Ante	tennas	Washer	Dryer	FP Insert
14	1 a	Does the property have a sump pump? Yes No		☐ Wood S		Swimming Pool nent (list)	Pool Heater	Tank
	k	 Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around 		Other (de				
		the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If any o	of the a	above are not	in working or	der, or are not
	,	Have there been any repairs or other attempts to control	13.			ESOURCES.	/	VA.
	•	any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewe	er Syste phone C	m Natu Cable Tele	ıral Gas 🔲 Eİe vision Cable	ctricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:			Public	ur drinking wat Private Sys Property	tem	
				b) If no	on-publi	ic, date last tes	sted:	
8	3.	ADDITIONS/REMODELS.				type of seway	ne system:	
	i	a) Have you made any additions, improvements, structural changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		Oth	Public S Septic 7 ner:	Sewer Conr Fank None	nected Priva	ate Sewer
		permits and approvals and was all work in compliance with building codes?						
		If your answer is "No," explain:					np? Yes	
				.0.7		70	tem last service	other problems
,	5-95(HEATING AND AIR CONDITIONING. a) Air Condi- Central Central Sas Window (#) Units		rela rela	ating to ated iter	any of the ms? Yes	plumbing, water	er and sewage-
		tioning: Electric b) Heating: Electric Propane Natural Other:	4.4			cplain in detail:		any appayation
		c) Water Heating:	14	school r	re-distri	cting, threat of	condemnation,	any annexation, zoning changes
		Are you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or stree detail:		ges? LYe	No If	"Yes," explain in
			15	. HAZAR	RDOUS	SUBSTANCE	S.	
		ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system? Yes No If "Yes," explain in detail:				ware of the property?		lead-based paint
								on the property, ceiling, flooring,
, 1		PLUMBING SYSTEM. Are you aware of any problems with the plumbing system? ☐ Yes ☐ No		pip	oe wrap,	etc?	s No	er environmental
H		If "Yes," explain in detail:		cor und pol tox	ncerns dergrou lychlorir xic was	that may a nd tanks, nated bipheny	affect the pro- lead water ds (PCB's), ra- tes or any o	operty such as supply pipes, don gas, mold, other hazardous

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/	

	u)	mold, radon gas or any other hazardous substances? Yes No If "Yes," please give date performed, type of test and test results:	Other disclosures:
		If any of the above answers are "Yes," explain in detail:	
16.	PR	ROPERTY OWNERS ASSOCIATIONS/ DNDOMINIUMS/USE RESTRICTIONS.	
M	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
//	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).	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
	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:	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
	d)	Are all association dues, fees, charges and assessments related to the property current? Yes No Unknown	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.
		If your answer to (d) is "No," explain in detail:	Date: 1/30/2022
		What are the association fees, dues and other assessments related to the property?	Seller:
17	ОТ	HER MATTERS.	Date:
17.	a)	Do you know of any existing legal action which would	
	iro. To	prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
	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?	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
	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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
	e)	Are you aware that the property is or was used as a site	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.
	-,	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.	Buyer: Date:
	lf aı	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. The proof your answers in this section are "Yes," explain in	Buyer:
		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. The proof your answers in this section are "Yes," explain in	Buyer: Date:

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Seller's Disclosure Statement for Commercial/Industrial Property

		Addendam to Listing	00	11116	ICL WINA
		llowing is a disclosure statement, made by Seller	4.	RO	OF. (Defined as outer layer of roof) Age:years. 1995 METHI Room
		ing the condition of the property located at:			Age:years. 7779
		address: 18944 St. Albans Road Bulling G		b)	Has the roof ever leaked during your ownership? Yes No
City	y:Wil	dwood State; MO		c)	Has the roof been replaced or repaired during your
Zip	Cod	e: 63038 County: St. Louis County		٠,	ownership? Yes No
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			d)	Do you know of any problems with the roof or rain gutters? Yes No No If any of your answers in this section are "Yes," explain	
		g are representations made by the Seller and are not ntations of the Seller's agent.			in detail:
То	the S	Seller:	5.	TE	RMITES, DRYROT, PESTS.
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				a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
bla	nk. Juire	Attach additional pages if additional space is d. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
1.		NERAL.		c)	Is your property currently under warranty or other
	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).			coverage by a licensed pest control company?
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.			
	a)	Is the property currently vacant? Yes No	6.	ST	RUCTURAL ITEMS.
	b)	Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? No
		(1) Occupied		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.	LAI	(2) InspectedND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to
		Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	the property? Yes No Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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
		If any of your answers in this section are "Yes," explain in detail:		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No

7 7

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.		Contract to the Contract of th	PMENT AND IT		perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,			Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach			Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		copies of any available insurance claims made within the last 5 years.		_	Spa/Hot Tub	Refrigerator	Dishwasher	Automatic
					Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.			TV Antennas	Washer	Dryer	FP Insert
:11	a)	Does the property have a sump pump? Yes No		_	Wood Stove	Swimming Pool	Pool Heater	Propane Tank
Ye	b)	Has there ever been any water leakage, seepage,				oment (list)		
		accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?			ner (describ			
		Yes No If "Yes," describe in detail:				above are not er, explain:		
			13.	AV	AILABLE F	RESOURCES.		
	c)	Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?			Sewer Syst	tem Natu Cable Telev	ral Gas 🔲 Electrical Gas 🗖 Electrical Gas	ctricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		a)	Public	our drinking wate Private Syst n Property S	tem	
				b)		olic, date last tes	ted:	
8.	AD	DITIONS/REMODELS.		c)	Results:_	e type of sewag	e system:	
	a)	Have you made any additions, improvements, structural changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		C)	Public Septic Other:	Sewer Conn Tank None	ected Privat	
		permits and approvals and was all work in compliance with building codes? Yes No Unknown			Explain:		-	
		If your answer is "No," explain:		d)		sewage lift pum		No
				e)		s the septic syste		
9.	a) A	ATING AND AIR CONDITIONING. ir Condioning: Central Sector Window (#) Units		f)	relating to	now of any leak o any of the p ms? Yes	lumbing, water	
		oning: Electric Propane Natural Other:			If "Yes," e	xplain in detail:_		
	0.000	Vater Heating: ☐ Electric ☐ Gas ☐ Solar ☐ Solar	14.		IGHBORHO nool re-distr	OOD. Are you icting, threat of o	u aware of a condemnation, a	ny annexation, coning changes
		you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or s	street chan		No If "	
		,	15	НА	ZARDOUS	SUBSTANCES		
10.	ELI	ECTRICAL SYSTEM. Are you aware of any problems the electrical system?	10.			ware of the pres		ad-hased naint
		Yes," explain in detail:			on the pro	perty? Ye	s 🔼 No	
11.		UMBING SYSTEM. Are you aware of any problems with		b)		aware of asbest oof shingles, sid , etc?	ing insulation, o	
		plumbing system? Yes No		c)	concerns undergrou polychloria	nated biphenyls ste, dump site	fect the propead water so (PCB's), rades, or any other	erty such as supply pipes, on gas, mold,

	d)	Are you aware whether the property has been tested for	Other disclosures:
		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.		OPERTY OWNERS ASSOCIATIONS/ NDOMINIUMS/USE RESTRICTIONS.	
	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)?	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
		Yes No Unknown	The undersigned Seller represents that the information set forth
	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).	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
	c)	Is there any condition or claim which may result in an	sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is
	-,	increase in assessments or fees?	discovered by or made known to Seller at any time prior to
		Yes No Unknown	closing or settlement and constitutes an adverse material fact or
		If your answer to (c) is "Yes," explain in detail:	would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the
	٦/	Are all appropriation dues foos charges and access	property, and does not know of any facts that could restrict,
	d)	Are all association dues, fees, charges and assessments related to the property current?	impede or prevent Seller's ability to sell.
		Yes No Unknown	Seller John J. Bellin
		If your answer to (d) is "No," explain in detail:	1/2/1-25
			Date: 1/30 /2022
			Baic.
		What are the association fees, dues and other assessments related to the property?	Seller:
17.	ОТІ	ments related to the property?	
17.		ments related to the property?	Seller: Date:
17.	OTI	ments related to the property?	Seller: Date: RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
17.		ments related to the property? HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No Do you know of any violations, or alleged violations of	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
17.	a)	ments related to the property? HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	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
17.	a)	ments related to the property? HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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	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.
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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	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
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17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No Are you aware that the property is or was used as a site for methamphetamine production, storage or was the	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
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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?	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
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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	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.
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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	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:
17.	a) b) c) d)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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. ny of your answers in this section are "Yes," explain in	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:

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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101-107-1



Seller's Disclosure Statement for Commercial/Industrial Property

	Addendum to Listin	g Co	ont	ract # _{N/A}
Cor	e following is a disclosure statement, made by Seller accerning the condition of the property located at:	4.		OOF. (Defined as outer layer of roof) Age:years. SEE HHACHN
Str	eet Address: 18944 St. Albans Road GNEENHOUSE	101.		Has the roof ever leaked during your ownership
City	/:Wildwood State: MO			Yes No
Zip	Code: 63038 County: St. Louis County		C	Has the roof been replaced or repaired during you ownership? Yes No
insp	s disclosure is not a warranty of any kind by Seller or any nt of Seller in this transaction, and is not a substitute for any pection or warranties the buyer may wish to obtain. The twing are representations made by the Seller and are not resentations of the Seller's agent.		d	_
To t	he Seller:	5.	TE	ERMITES, DRYROT, PESTS.
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 pages.				Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
	k. Attach additional pages if additional space is lired. Be sure to sign every page. GENERAL. 1930 1955		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
	Approximate Year Built: (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	
	b) Date Purchased:			If any of your answers in this section are "Yes," explain
2.	OCCUPANCY.			in detail:
	a) Is the property currently vacant? Yes No	6.	ST	RUCTURAL ITEMS.
ŀ	Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property? (1) Occupied			Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?
	(2) Inspected_		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
	AND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to
	Has any part of the property been filled other than in ordinary construction? Yes No Unknown			Have there been any repairs or other attempts to
b	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown			Have any insurance claims been made in the last 5
C	/-	1		years? Yes No Have you received any insurance payments for damage
d)	properties? Tyes No			to the property, which were not spent for repairs?
,	boundary line disputes, or easements affecting the property? Yes No	9		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?
	If any of your answers in this section are "Yes," explain in detail:	h	1) ,	Are you aware that any existing insurance coverage will be subjected to increased premium rates?
				V \

101-107-2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.			PMENT AND IT		perty:
		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			Electric Garage Door Opener Security Alarm System Spa/Hot Tub	☐ Transmitters ☐ Disposal	Water Softener Lawn Sprinklers	Smoke Detectors Fire Suppression Equipment
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.			Fireplace Doors and Covering	Refrigerator Stove	Dishwasher Microwave Oven	Automatic Timers Ceiling Fans
	a)	Does the property have a sump pump? Yes No			TV Antennas Wood Stove	Washer Swimming Pool	Dryer Pool Heater	FP Insert Propane Tank
NA	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:		Oth	ner (describ	above are not		
	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:	13.	a)	Sewer Syst Telephone What is you Public Well or	Cable Televour drinking water Private System Property S	er source: em hared Well	etricity
8.	AD	DITIONS/REMODELS.		D)	Results:	lic, date last test	led:	
٠.		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		c)	☐ Public☐ Septic	e type of sewage Sewer	ected Privat	
		with building codes? Yes No Unknown If your answer is "No," explain:		d) e)	Is there a	sewage lift pump		□ No ?
9.	a) Ai tio b) Ho c) W Are	ATING AND AIR CONDITIONING. If Conding: Central Cas Window (#) Units Electric Propane Natural Gas Value Heating: Electric Gas Solar You aware of any problems regarding these items? Yes No If "Yes," explain in detail:	14.	sch or s	relating to related iter If "Yes," ex IGHBORHO	cting, threat of c	lumbing, water No aware of an	and sewage-
40			15	НΔ	ZARDOUS	SUBSTANCES.		
10.	with	the electrical system? Yes No Yes," explain in detail:	13.	a)	Are you av	ware of the pres	ence of any lea	ad-based paint
11.	the	JMBING SYSTEM. Are you aware of any problems with plumbing system? Yes No		b)	such as ro	ware of asbesto of shingles, sidi etc? Yes	ng insulation, c	the property, eiling, flooring,
	If "Y	es," explain in detail:		c)	concerns undergroup polychlorin	ware of the pre- that may affe nd tanks, le ated biphenyls te, dump sites ? Pyes	ect the proper ad water s (PCB's), rado or any oth	erty such as upply pipes, on gas, mold,

	u)	mold, radon gas or any other hazardous substances?	Other disclosures:
		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:	
16.		OPERTY OWNERS ASSOCIATIONS/ NDOMINIUMS/USE RESTRICTIONS.	
1	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
	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).	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 promote disclosure in writing the selection of the property and to real estate brokers and sales people.
	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:	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
	d)	Are all association dues, fees, charges and assessments related to the property current? Yes No Unknown	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.
1		If your answer to (d) is "No," explain in detail:	Seller: John Belline
			Date: //30/2022
1		What are the association fees, dues and other assess-	
1		ments related to the property?	Seller:
17.	ОТ	ments related to the property?	Seller: Date:
17.	OT a)	ments related to the property? HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property?	Date: RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
17.		ments related to the property? HER MATTERS. Do you know of any existing legal action which would	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
17.	a)	ments related to the property? HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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	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.
17.	a) b)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to	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
17.	a) b)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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	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.
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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?	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
17.	a) b) c)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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 Discreption with this	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.
17.	a) b) c) d)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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.	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:
17.	a) b) c) d)	HER MATTERS. Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No 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 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 Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No 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. ny of your answers in this section are "Yes," explain in	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:

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108-110-1



Seller's Disclosure Statement for Commercial/Industrial Property

		Addendum to Listing	g Co	nti	ract #N/A
CO	ne once	following is a disclosure statement, made by Seller rning the condition of the property located at:	4.	R	OOF. (Defined as outer layer of roof) Age:years. SEE AHACH MONT Has the roof ever leakled during your ownership?
St	reet	Address: 18944 St. Albans Road		b	Has the roof ever leaked during your ownership?
Ci	ty: <u>N</u>	/ildwood State: MO			Yes No
Zi	р Сс	ode: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership?
ins	spec lowi	disclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any stion or warranties the buyer may wish to obtain. The ng are representations made by the Seller and are not entations of the Seller's agent.		d)	
То	the	Seller:	5.	TE	ERMITES, DRYROT, PESTS.
COL	polei	recomplete the following form, including past history or ms if known. Do not leave any spaces blank. If the on is not applicable to your property, mark "NA" in the Attach additional pages if additional space is		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
rec 1.		ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
	a)	Approximate Year Built: (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company?
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	00	CCUPANCY.			
	a)	Is the property currently vacant? Yes No	6.	ST	RUCTURAL ITEMS.
	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		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(2) Inspected		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.	LAI	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood			any problem described above? Yes No
	c)	Do you know of any past or present drainage or flood			Have any insurance claims been made in the last 5 years? Yes No
		properties? Yes No	1	f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
		Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? Yes No	(Are you aware of any insurance application or prior coverage regarding all or any part of the property that
		If any of your answers in this section are "Yes," explain in detail:	ł	n)	has been rejected or will not be renewed? Yes No Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No

108-110-2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No			HER EQUIPMENT AND ITEMS. In the number of items being sold with property:				
		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			ectric rage Door eener	Transmitters	Water Softener	Smoke Detectors	
				☐ Se Ala		Disposal	Lawn Sprinklers	Fire Suppression Equipment	
		copies of any available insurance claims made within the last 5 years.			a/Hot Tub	Refrigerator	Dishwasher	Automatic Timers	
					replace pors and	Stove	Microwave Oven	Ceiling Fans	
7. VA	BA	BASEMENTS, CRAWLSPACES AND FOUNDATIONS. (a) Does the property have a sump pump?			/ Antennas	Washer Swimming	Dryer Pool Heater		
	(a)	Yes No		P	ool/spa Equi	Pool pment (list)		Tank	
	b)			Other (describe):					
				If any of the above are not in working order, or are not owned by Seller, explain:					
			13.	AVA	ILABLE	RESOURCES.			
	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:		☐ Sewer System ☐ Natural Gas ☒ Electricity ☐ Telephone Cable ☐ Television Cable					
			•	a)	a) What is your drinking water source: ☐ Public ☐ Private System ☐ Well on Property ☐ Shared Well				
	1			b)	If non-pu	blic, date last te	sted:		
8.		DDITIONS/REMODELS. Have you made any additions, improvements, structural changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		c) What is the type of sewage system: Public Sewer Connected Private Sewer Septic Tank None Other:					
	permits and approvals and was all work in compliance with building codes? Yes No Unknown			d) Is there a sewage lift pump? \(\subseteq \text{Yes} \subseteq \text{No} \)					
		If your answer is "No," explain:		e) When was the septic system last serviced?					
9.		EATING AND AIR CONDITIONING. Air Condi- Central Central Gas Window (#) Units		f)	relating	know of any leat to any of the tems? Yes	plumbing, water	other problems er and sewage-	
		tioning: Electric Propane Natural Other: S) Heating: Electric Propane Solar Solar Are you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		. NE		explain in detail		any anneyation	
	131		12	sch	NEIGHBORHOOD. Are you aware of any annexation school re-districting, threat of condemnation, zoning change				
	A				or street changes?			res, explain in	
	_		4.		740000	S SUBSTANCE	c		
		ELECTRICAL SYSTEM. Are you aware of any problems with the electrical system?	13	a)				lead-based paint	
	with the electrical system? Yes No If "Yes," explain in detail:			ω,	a) Are you aware of the presence of any lead-based paint on the property? Yes No				
		PLUMBING SYSTEM. Are you aware of any problems with		b)	such as	aware of asbe roof shingles, s ap, etc?	siding insulation	on the property, , ceiling, flooring,	
1	th	ne plumbing system? Yes No F "Yes," explain in detail:		c)	Are you concern undergr polychlotoxic w	aware of the pass that may cound tanks, prinated biphen waste, dump s	oresence of oth affect the pro- lead water yls (PCB's), ra ites or any o	er environmental operty such as supply pipes, adon gas, mold, other hazardous	
					substan	ice? Yes	TALINO.		

		108-110-
C	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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
16. P	ROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.	
a	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
b		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
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:	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
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:	property, and does not know of any facts that could restrict impede or prevent Seller's ability to sell. Seller:
	What are the association fees, dues and other assessments related to the property?	Date: 1/30/4027 Seller:
17. 0	THER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
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	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 these seconds are considered.
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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 selesporate.
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	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.

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

Buyer

Date:

Buyer

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controlled substance related thereto?

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

111-112-1



Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract #N/A 4. ROOF. (Defined as outer layer of roof) AHACH MENT A

a) Age: ______ years. 3 EE The following is a disclosure statement, made by Seller concerning the condition of the property located at: /-//by-Has the roof ever leaked during your ownership? Street Address: 18944 St. Albans Road & AEEUHOUSE Yes No City: Wildwood State: MO c) Has the roof been replaced or repaired during your Zip Code: 63038 __ County: St. Louis County ownership? Yes No d) Do you know of any problems with the roof or rain This disclosure is not a warranty of any kind by Seller or any gutters? Yes Nd agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The If any of your answers in this section are "Yes," explain following are representations made by the Seller and are not in detail: representations of the Seller's agent. To the Seller: TERMITES, DRYROT, PESTS. Do you have any knowledge of termites, wood Please complete the following form, including past history or destroying insects, dryrot or pests on or affecting the problems if known. Do not leave any spaces blank. If the property? Yes No condition is not applicable to your property, mark "NA" in the Attach additional pages if additional space is b) Do you have any knowledge of any previous treatment required. Be sure to sign every page. or damage to the property relating to termites, dryrot or pests? Yes No GENERAL. Is your property currently under warranty or other a) Approximate Year Built: // Seller to complete coverage by a licensed pest control company? Lead-based Paint Disclosure form (DSC-2000 or DSC-Yes No 3000) for residential building built prior to 1978). If any of your answers in this section are "Yes," explain b) Date Purchased: in detail: OCCUPANCY. STRUCTURAL ITEMS. a) Is the property currently vacant? Are you aware of any past or present cracks or flaws in b) Does Seller currently occupy this the walls, foundations or structural areas? No. If not, how long has it been since Seller occupied or inspected Yes A No the property? (1) Occupied b) Are you aware of any past or present water leakage or seepage in the building? Yes No (2) Inspected Are you aware of any fire damage or other casualty to 3. LAND (SOILS, DRAINAGE AND BOUNDARIES). the property? Yes No a) Has any part of the property been filled other than in Have there been any repairs or other attempts to control ordinary construction? Yes No Unknown any problem described above? 🛛 Yes 🔲 No b) Is the property located in a flood zone, established flood Have any insurance claims been made in the last 5 plain or wetlands area? Tyes No Unknown years? Yes No Do you know of any past or present drainage or flood Have you received any insurance payments for damage problems affecting the property or immediately adjacent to the property, which were not spent for repairs? AHAC properties? Yes No SEF Yes No d) Do you know of any encroachments, title disputes, Are you aware of any insurance application or prior boundary line disputes or easements affecting the coverage regarding all or any part of the property that property? Yes No has been rejected or will not be renewed? Yes No If any of your answers in this section are "Yes," explain Are you aware that any existing insurance coverage in detail: will be subjected to increased premium rates? Yes No

	i)	the repairmen advised that replacement would soon be needed? Yes You	12.		PMENT AND IT per of items bein		perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,		Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		copies of any available insurance claims made within the last 5 years.		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic Timers
				Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
7.		SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Washer	Dryer	FP Insert
A	a)	Does the property have a sump pump? ☐ Yes ☐ No		☐ Wood Stove☐ Pool/spa Equip	Swimming Pool pment (list)	Pool Heater	Tank
	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:		Other (describ			
				If any of the above are not in working order, or are not owned by Seller, explain:			
			13.	AVAILABLE F	RESOURCES.		
	(c)	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:		☐ Sewer System ☐ Natural Gas ☐ Electricity ☐ Telephone Cable ☐ Television Cable			
				Public	our drinking wat Private Sys n Property		14
	Į.			b) If non-put	olic, date last tes	sted:	
8.	a)	changes, or other alterations to the property? Yes No If "Yes," did you obtain all necessary		c) What is the Public Septic Other:	ne type of sewag Sewer ☐ Conn Tank ☐ None	ected Priva	/
		permits and approvals and was all work in compliance with building codes? Yes No Unknown		Explain:_			
		If your answer is "No," explain:			sewage lift pur		□ N/6
					s the septic syst		1
9.	a) A	ATING AND AIR CONDITIONING. ir Condioning: Central Central Gas Window (#) Units Electric		relating to related ite	now of any lead o any of the perms? The Yes explain in detail:	olumbing, wate	
	b) H	leating: Electric Propane Natural Other:	14.		OOD. Are yo		ny annexation,
	Are	Vater Heating: Electric Gas Solar	school re-distr or street chan	icting, threat of ges? Ye	condemnation, s Mo If "	zoning changes Yes," explain in	
	_	4	45				
10.	with	ECTRICAL SYSTEM. Are you aware of any problems the electrical system? Yes No Yes," explain in detail:	15.	a) Are you a	ware of the preparity?	sence of any le	ead-based paint
				1 - Charles Alberta	aware of asbes		on the property.
11.		UMBING SYSTEM. Are you aware of any problems with plumbing system? ☐ Yes ☑ No		such as r	oof shingles, side, etc?	ding insulation,	
	If "	Yes," explain in detail:		concerns undergrou polychlori toxic wa	that may a that may a that may a that may a that the that may a that the the that the the that the that the that the that the that the that the the the that the the the the the the the the the th	ffect the prop lead water s (PCB's), rac es or any ot	perty such as supply pipes, don gas, mold,

111-112-3

	d)	mold, radon gas or any other hazardous substances? Yes No If "Yes," please give date performed, type of test and	Other disclosures:
		test results: If any of the above answers are "Yes," explain in detail:	
16.	PR	COPERTY OWNERS ASSOCIATIONS/ DNDOMINIUMS/USE RESTRICTIONS.	
12/	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
	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).	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
	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:	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
	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:	impede or prevent Seller's ability to sell. Seller:
•		What are the association fees, dues and other assessments related to the property?	Date: // 30/ 282 7/ Seller:
17.	ОТІ	HER MATTERS.	Date:
	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes ANO	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
	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	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
	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	has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
		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.	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:
	lf ar deta		Buyer: Date:
		(use extra sheets, if necessary)	

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Seller's Disclosure Statement for Commercial/Industrial Property

		and to Elothig C	Oilli	act # MA
Th	e fo	ollowing is a disclosure statement, made by Seller ning the condition of the property located at:	4. R	OOF. (Defined as outer layer of roof) AHACHME' Age:years. SEE HHACHME'
St	reet	Address: 18944 St. Albans Road GREEN HOUSE 113-	115 b)	1
		ildwood State: MO		Yes No
Zip	Coo	de: 63038 County: St. Louis County	c)	Has the roof been replaced or repaired during your ownership?
ins foll	ent c spect lowin	sclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any ion or warranties the buyer may wish to obtain. The ag are representations made by the Seller and are not entations of the Seller's agent.	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. TE	RMITES, DRYROT, PESTS.
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			a)	
		Attach additional pages if additional space is ed. Be sure to sign every page.	b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
		Approximate Year Built: 193 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).	c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
	b)	Date Purchased:		If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.		m dotaii.
	a)	Is the property currently vacant? Yes No	S. ST	RUCTURAL ITEMS.
	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		Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(1) Occupied	b)	Are you aware of any past of present water leakage or seepage in the building? Yes No
3.	LA	ND (SOILS, DRAINAGE AND BOUNDARIES).	c)	Are you aware of any fire damage or other casualty to the property? Yes No
	a)	Has any part of the property been filled other than in ordinary construction? Yes No Unknown	d)	Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown	e)	any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? \square Yes \square No $\cancel{\text{M}}$ $\cancel{\text{HACH}}$ $\cancel{\text{MENT}}$ $\cancel{\text{MENT}}$	f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
		Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? No	g)	Are you aware of any insurance application or prior coverage regarding all or any part of the property that
		If any of your answers in this section are "Yes," explain in detail:	h)	has been rejected or will not be renewed? Yes No Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No

113-115-2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.	. O	THER EQUI	PMENT AND IT per of items bein	EMS.	perty:
		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			Electric Garage Door Opener Security Alarm System	☐ Transmitters ☐ Disposal	Water Softener Lawn Sprinklers	Smoke Detectors Fire Suppression Equipment
7.	1.	SEMENTS, CRAWLSPACES AND FOUNDATIONS.			Fireplace Doors and Covering TV Antennas	Refrigerator Stove	Dishwasher Microwave Oven Dryer	Automatic Timers Ceiling Fans
14	(b)	Does the property have a sump pump? Yes No 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:		Ot If	ther (describe any of the	Swimming Pool ment (list)	in working or	Propane Tank
	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:	13.	A\(a)	VAILABLE R Sewer Syste Telephone (What is yo □ Public □ Well on	ESOURCES. em Nature Cable Telever ur drinking wate Private Syste Property Sh	al Gas Electrision Cable r source:	
8.	ADI	DITIONS/REMODELS.		D)	Results:	ic, date last test	ed:	
		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		c)	☐ Public S	e type of sewage Sewer	cted Private	e Sewer
		If your answer is "No," explain:		d) e)		ewage lift pump		□ No
9.	a) Air tior	ATING AND AIR CONDITIONING. Condining: Central Central Gas Window (#) Units		f)	Do you know relating to related item	ow of any leaks any of the plus? Yes Dain in detail:	, backups or o	ther problems
	Are	ating:		sch or s	IGHBORHO	OD. Are you ting, threat of co	aware of any indemnation, zo No If "Yo	ning changes
10.	with	CTRICAL SYSTEM. Are you aware of any problems the electrical system? Yes No es," explain in detail:			Are you aw	SUBSTANCES. are of the presently? Yes	ence of any lea	d-based paint
11.	the p	MBING SYSTEM. Are you aware of any problems with lumbing system?			Are you aw such as roo pipe wrap, e	vare of asbestoners, sidingles, sidingles, Yes	s materials on g insulation, ce	iling, flooring,
	If "Yes," explain in detail:		(c)	underground polychlorina	are of the president may affect tanks, lead ted biphenyls dump sites	ct the proper d water su (PCB's), rador or any othe	ty such as pply pipes,

1/3-115-3

	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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
16. F	PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.	
A a	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
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).	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
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:	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
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:	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller: 130/2027
,	What are the association fees, dues and other assessments related to the property?	Seller:
17. O	THER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Type No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
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	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
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.	Buyer: Date:
If a	any of your answers in this section are "Yes," explain in tail:	Buyer: Date:
	(use extra sheets, if necessary)	

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116-119-1



Seller's Disclosure Statement for Commercial/Industrial Property

con	cern	llowing is a disclosure statement, made by Seller ing the condition of the property located at:	4. RO(OF. (Defined as outer layer of roof) Age:years. SEE AHACHAE TO SEE AHACHA
Stre	eet A	ddress: 18944 St. Albans Road & REENHOUSE 116-1.	19 b)	rias the roof ever leaked during your ownership?
		dwood State: MO		Yes No
Zip	Cod	e: 63038 County: St. Louis County	c)	Has the roof been replaced or repaired during your ownership?
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.			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:
То	the S	Seller:	5. TEF	RMITES, DRYROT, PESTS.
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			a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
	uire	Attach additional pages if additional space is d. Be sure to sign every page.	b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
1.		Approximate Year Built: 4 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).	c)	Is your property currently under warranty or other coverage by a licensed pest control company?
	b)	Date Purchased:		If any of your answers in this section are "Yes," explain in detail:
2.	OC	CUPANCY.		
	a)	Is the property currently vacant?	6. STF	RUCTURAL ITEMS.
	b)	Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?	a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(1) Occupied	b)	Are you aware of any past or present water leakage or seepage in the building? Yes \(\sigma\) No S \(\sigma\) Are you aware of any past or present water leakage or seepage in the building?
3.	LAN	ND (SOILS, DRAINAGE AND BOUNDARIES).	c)	Are you aware of any fire damage or other casualty to (
		Has any part of the property been filled other than in ordinary construction? Yes \(\sigma\) No \(\sigma\) Unknown	d)	the property? Yes No Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown	e)	any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No 56 AH ACH MEG	f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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 ANO
		If any of your answers in this section are "Yes," explain in detail:	h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?

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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	12.			PMENT AND ITI		erty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,			ctric rage Door ener	☐ Transmitters	Water Softener	Smoke Detectors
		describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach		☐ Sec		Disposal	Lawn Sprinklers	Fire Suppression Equipment
		copies of any available insurance claims made within the last 5 years.		-	a/Hot Tub	Refrigerator	Dishwasher	Automatic Timers
				Do	eplace ors and vering	Stove	Microwave Oven	Ceiling Fans
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.		□ TV	Antennas	Washer	Dryer	FP Insert
4	a)	Does the property have a sump pump? ☐ Yes ☐ No			ood Stove	Swimming Pool oment (list)	Pool Heater	Tank
	b)	Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around				e):		
		the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If an	y of the	above are not	in working ord	
			13	-		RESOURCES.		
	c)	Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?	10.	□ s	ewer Sys	tem ANatu Cable Tele	ral Gas Eler vision Cable	ctricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:			☐ Public	our drinking wate Private Sys n Property	tem /	VH
1				b)	If non-pub	olic, date last tes	sted:	
8.	AD	DITIONS/REMODELS.			Results:_	ne type of sewag	ne system:	
	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		70	Public Septic Other:	Sewer Conn Tank None	nected Priva	
		with building codes? Yes No Unknown				sewage lift pum	np? Dyes	ΠNo
		If your answer is "No," explain:				s the septic syst		
9.	HE	ATING AND AIR CONDITIONING.				now of any lea		other problems r and sewage-
		Air Condi- ioning: Central Central Gas Window (#) Units			related ite	ems? Yes explain in detail:	☐ No	and sewage-
	c) V	Heating:	14	scho or st	ool re-dist	ricting, threat of	condemnation,	iny annexation, zoning changes 'Yes," explain in
		Yes No If "Yes," explain in detail:		ueta	il:			
10.	FL	ECTRICAL SYSTEM. Are you aware of any problems	15	. HAZ	ARDOUS	SUBSTANCES	3.	
	wit					aware of the pre operty?		ead-based paint
11	PI	.UMBING SYSTEM. Are you aware of any problems with			such as i		ding insulation,	on the property, ceiling, flooring,
	the	plumbing system? Yes No						er environmental
		Yes," explain in detail:			concerns undergro polychlor toxic wa	that may a und tanks, inated bipheny	ffect the proplead water ls (PCB's), races or any of	perty such as supply pipes, don gas, mold, ther hazardous

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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:	Other disclosures:
		If any of the above answers are "Yes," explain in detail:	
16	. PR	ROPERTY OWNERS ASSOCIATIONS/ DNDOMINIUMS/USE RESTRICTIONS.	
A	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
	b)		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
	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:	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
	d)	ments related to the property current? Yes No Unknown If your answer to (d) is "No," explain in detail:	property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell. Seller: Date:
-		What are the association fees, dues and other assessments related to the property?	Seller:
17.	ОТ	HER MATTERS.	Date:
	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
	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	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
	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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
	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.	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract. Buyer: Date:
	If a	ny of your answers in this section are "Yes," explain in ail:(use extra sheets, if necessary)	Date:
		(add dillets, il lievessaly)	

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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:				RC a)	Age:years. 5 EEAH ACH MEN		
Street Address: 18944 St. Albans Road GAREN HOUSE					Has the roof ever leaked during your ownership?		
City	y: <u>Wi</u> l	dwood State: MO		cl	Yes No		
Zip	Coo	le: 63038 County: St. Louis County		C)	Has the roof been replaced or repaired during your ownership?		
ins foll	ent o pecti owin	sclosure is not a warranty of any kind by Seller or any f Seller in this transaction, and is not a substitute for any on or warranties the buyer may wish to obtain. The g are representations made by the Seller and are not		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:		
		ntations of the Seller's agent.					
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.		
pro cor	blem ditio	complete the following form, including past history or as if known. Do not leave any spaces blank. If the n is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No		
blank. Attach additional pages if additional space is required. Be sure to sign every page.				b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests?		
1.		Approximate Year Built: 496 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No		
	b)				If any of your answers in this section are "Yes," explain in detail:		
2.	oc	CUPANCY.			m dotain.		
	a)	Is the property currently vacant?	6.	STI	RUCTURAL ITEMS.		
	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			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		
3.	LAI	(2) InspectedND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to the property? Yes No		
	a)	Has any part of the property been filled other than in ordinary construction? Yes \(\begin{array}{c}\text{No}\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		d)	Have there been any repairs or other attempts to control any problem described above? Yes No		
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? Yes No		
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No		
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? 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		
		If any of your answers in this section are "Yes," explain in detail:		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?		

122-126-2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.			PMENT AND IT		perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,			Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach			Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression
		copies of any available insurance claims made within the last 5 years.		-	Spa/Hot Tub	Refrigerator	Dishwasher	Equipment Automatic Timers
		Down Sports LEAR			Fireplace Doors and	Stove	Microwave Oven	Ceiling Fans
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.			Covering TV Antennas	Washer	Dryer	FP Insert
A	a)	Does the property have a sump pump? ☐ Yes ☐ No			Wood Stove Pool/spa Equip	Swimming Pool pment (list)	Pool Heater	Propane Tank
1	b)	Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around			ner (describ			
		the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		lf .	any of the	above are not er, explain:	in working ord	der, or are not
			40	434	(AU AD) = =			
	4)	Have there been any repairs or other attempts to control any water or dampness problem relating to the	13.		Sewer Syst	RESOURCES.	ral Gas Keled	atricity
		basement, crawlspace, foundation or slab?				Cable Telev	vision Cable	Stricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		a)	Public	our drinking wate Private System Property	em /	14
	4			b)	If non-pub Results:	lic, date last test	ted:	
8.		DITIONS/REMODELS.		c)	_	e type of sewage	e system:	
	a)	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			Public Septic	Sewer Conne Tank None	ected Privat	
		with building codes?		d)		sewage lift pum	o? Yes	□No
		ii your answer is two, explain:		e)		s the septic syste		
9.	HE	ATING AND AIR CONDITIONING.		f)	Do you ki	now of any leak	s, backups or	other problems
		ir Condi- oning: Central Central Gas Window (#) Units			related ite	ms? Yes (xplain in detail:	No No	and sewage-
		eating: Electric Propane Natural Other:	14.		IGHBORH		aware of ar	ny annexation,
	Are	you aware of any problems regarding these items? Yes \(\overline{\mathbb{I}} \) No \(\overline{\mathbb{I}} \) "Yes," explain in detail:		or	nooi re-distri street chanç tail:	cting, threat of c ges? Yes	ondemnation, z	coning changes Yes," explain in
		A to it rest, explain in actum.	4.					
10.		ECTRICAL SYSTEM. Are you aware of any problems	15.			SUBSTANCES		
	with the electrical system? Yes No If "Yes," explain in detail:				on the pro	ware of the presperty? Yes	S No	
11.		JMBING SYSTEM. Are you aware of any problems with plumbing system? ☐ Yes ☑ No		b)	such as ro	ware of asbest oof shingles, sidi , etc? Yes	ng insulation, o	n the property, eiling, flooring,
	If "\	es," explain in detail:		c)	concerns undergrou polychlorir	ware of the pre that may aff nd tanks, le nated biphenyls ste, dump site ? Pyes	ect the properation of the prope	erty such as supply pipes, on gas, mold,

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	d)	Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?	Other disclosures:
		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.	PR	COPERTY OWNERS ASSOCIATIONS/	
1	CC	ONDOMINIUMS/USE RESTRICTIONS.	
	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.
	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).	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
	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:	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
	d)	Are all association dues, fees, charges and assessments related to the property current? Yes No Unknown	impede or prevent Seller's ability to sell.
		If your answer to (d) is "No," explain in detail:	Seller: Mould filelier
1		What are the association fees, dues and other assess-	Date: 1/30/2022
1		ments related to the property?	Seller:
17.	от	HER MATTERS.	Date:
	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
	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	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
	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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
	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.	Buyer: Date:
	If ai	ny of your answers in this section are "Yes," explain in iil:	Buyer:
		(use extra sheets, if necessary)	Date:

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Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract #N/A 4. ROOF. (Defined as outer layer of roof) AHACK MENT

a) Age: ______years. SEE AHACK MENT The following is a disclosure statement, made by Seller concerning the condition of the property located at: N HOUSE Street Address: 18944 St. Albans Road Has the roof ever leaked during your ownership? Yes No City: Wildwood State: MO c) Has the roof been replaced or repaired during your Zip Code: 63038 County: St. Louis County ownership? Yes No d) Do you know of any problems with the roof or rain This disclosure is not a warranty of any kind by Seller or any gutters? Yes No agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The If any of your answers in this section are "Yes," explain following are representations made by the Seller and are not in detail: representations of the Seller's agent. 5. TERMITES, DRYROT, PESTS. To the Seller: Do you have any knowledge of termites, wood Please complete the following form, including past history or destroying insects, dryrot or pests on or affecting the problems if known. Do not leave any spaces blank. If the Yes No condition is not applicable to your property, mark "NA" in the blank. Attach additional pages if additional space is b) Do you have any knowledge of any previous treatment required. Be sure to sign every page. or damage to the property relating to termites, dryrot or Yes No pests? GENERAL. Is your property currently under warranty or other Seller to complete a) Approximate Year Built: coverage by a licensed pest control company? Lead-based Paint Disclosure form (DSC-2000 or DSC-Yes 3000) for residential building built prior to 1978). If any of your answers in this section are "Yes," explain b) Date Purchased: in detail: 2. OCCUPANCY. STRUCTURAL ITEMS. a) Is the property currently vacant? Yes Are you aware of any past or present cracks or flaws in Does Seller property? currently occupy this the walls, foundations or structural areas? No. If not, how long has it been since Yes No Seller occupied or inspected the property? (1) Occupied b) Are you aware of any past or present water leakage or seepage in the building? Yes No (2) Inspected Are you aware of any fire damage or other casualty to LAND (SOILS, DRAINAGE AND BOUNDARIES). the property? Yes No a) Has any part of the property been filled other than in d) Have there been any repairs or other attempts to control ordinary construction? Yes No Unknown any problem described above? Yes No b) Is the property located in a flood zone, established flood Have any insurance claims been made in the last 5 plain or wetlands area? Yes No Unknown years? Yes No c) Do you know of any past or present drainage or flood Have you received any insurance payments for damage problems affecting the property or immediately adjacent to the property, which were not spent for repairs? properties? Yes No Yes No Do you know of any encroachments, title disputes. g) Are you aware of any insurance application or prior

in detail:

boundary line disputes or easements affecting the

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

property? Yes No

coverage regarding all or any part of the property that

has been rejected or will not be renewed? Yes No

will be subjected to increased premium rates?

h) Are you aware that any existing insurance coverage

Yes No

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12	. O	THER EQUI	PMENT AND IT	EMS.	perty:		
		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			Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors		
		persons who did the repair or control effort. Also attach copies of any available insurance claims made within			Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment		
		the last 5 years.		-	Spa/Hot Tub	Refrigerator Stove	Dishwasher	Automatic Timers		
7.	BA	SEMENTS, CRAWLSPACES AND FOUNDATIONS.			Doors and Covering	Stove	Microwave Oven	Ceiling Fan:		
14	1	Does the property have a sump pump? Yes No			TV Antennas Wood Stove	Washer Swimming Pool	Dryer Pool Heater	FP Insert Propane Tank		
9	b)	accumulation, moisture or dampness within or around			Pool/spa Equip	ment (list)		Talk		
		the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If	any of the	above are not er, explain:	in working ord	der, or are no		
			40							
	(c)	Have there been any repairs or other attempts to control any water or dampness problem relating to the	13.			ESOURCES.	_			
		basement, crawlspace, foundation or slab?			Sewer Syste Telephone	Cable Telev	al Gas A Electrision Cable	tricity		
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:			What is yo Public	ur drinking wate Private Syste Property	r source:	VA		
	1			b)		ic, date last test				
8.	ADI	DITIONS/REMODELS.			Results:					
	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:		c)	Septic 1	e type of sewage Sewer	cted Private	e Sewer		
				d)		ewage lift pump	?			
				e)		the septic syste		No		
9.	HEA	ATING AND AIR CONDITIONING.		f)		ow of any leaks				
	a) Air Conditioning: Central Central Gas Window (#) Units Electric				relating to	any of the plus? Yes	umbing water	and sewage-		
	b) He	eating:	14	NEI		olain in detail:		√		
		ater Heating: Electric Gas Gas Solar ————		 NEIGHBORHOOD. Are you aware of any annexation school re-districting, threat of condemnation, zoning change 						
	Are Y	re you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or s deta	treet change	es? Yes	No If "Ye	es," explain in		
10.	ELE	CTRICAL SYSTEM. Are you aware of any problems	15.	HAZ	ZARDOUS S	UBSTANCES.				
	with	the electrical system? Yes No				are of the prese	ence of any lead	d-based paint		
11.	PLU	MBING SYSTEM. Are you aware of any problems with	1	b)	Are you aw such as roo pipe wrap, e	rare of asbesto: f shingles, sidin etc? Yes	g insulation, ce	the property, iling, flooring,		
	If "Ye	elumbing system? Yes No	(Are you aw concerns tunderground polychlorina	are of the president may affect tanks, lead ted biphenyls to dump sites	ence of other ect the proper d water su (PCB's), radon or any othe	ty such as pply pipes,		

120=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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
	ROPERTY OWNERS ASSOCIATIONS/ ONDOMINIUMS/USE RESTRICTIONS.	
(a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
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).	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
(c)	increase in assessments or fees? Yes No Unknown If your answer to (c) is "Yes," explain in detail:	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,
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:	impede or prevent Seller's ability to sell. Seller: 13012072
	What are the association fees, dues and other assessments related to the property?	Seller:
17. O	THER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? The seller from conveying the property?	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
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?	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
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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
ď	 Do you know of proceedings which might result in a special tax bill or assessment on the property? ☐ Yes ☑ No 	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
e)	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	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract. Buyer: Date:
	form. any of your answers in this section are "Yes," explain in etail:	Buyer: Date:
	(use extra sheets, if necessary)	Date.

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Seller's Disclosure Statement for Commercial/Industrial Property

		Addendam to Listing	1 60		
CO	nceri	ollowing is a disclosure statement, made by Seller ning the condition of the property located at:	4.	RC a)	Age:years. SEE AHACH AGE.
Str	eet /	Address: 18944 St. Albans Road GNEBN House		b)	Has the roof ever leaked during your ownership?
		ldwood State: MO			Yes No
Zip	Cod	de: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during your ownership? Yes No
ins foll	ent c pecti owin	sclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any ion or warranties the buyer may wish to obtain. The g are representations made by the Seller and are not entations of the Seller's agent.		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:
То	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
cor	blem	complete the following form, including past history or as if known. Do not leave any spaces blank. If the an is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
		Attach additional pages if additional space is d. Be sure to sign every page. NERAL.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
	a)	1992		c)	Is your property currently under warranty or other coverage by a licensed pest control company? Yes No
	b)	The second secon			If any of your answers in this section are "Yes," explain
2.	oc	CUPANCY.			in detail:
	a)	Is the property currently vacant? Yes No	6.	STI	RUCTURAL ITEMS.
	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		a)	the walls, foundations or structural areas? Yes No
		(2) Inspected		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.		ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to the property? Yes No
		Has any part of the property been filled other than in ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control
	b)	Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	any problem described above? Yes No Have any insurance claims been made in the last 5 years? Yes No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? Yes No			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
		If any of your answers in this section are "Yes," explain in detail:		h)	Are you aware that any existing insurance coverage will be subjected to increased premium rates?

130-131-2

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12	. 0 1	THER EQUI	PMENT AND IT	EMS.	perty:
		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			Electric Garage Door Opener Security Alarm System Spa/Hot Tub	☐ Transmitters☐ Disposal	Water Softener Lawn Sprinklers	Smoke Detectors Fire Suppression Equipment
7.	RΛ	the last 5 years. SEMENTS, CRAWLSPACES AND FOUNDATIONS.			Fireplace Doors and Covering	Refrigerator Stove	Dishwasher Microwave Oven	Automatic Timers Ceiling Fans
A		Does the property have a sump pump? Yes No			TV Antennas Wood Stove	Washer Swimming Pool	Dryer Pool Heater	FP Insert Propane Tank
	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:		Oth If a	ner (describe any of the	ment (list) e):above are not er, explain:	in working ord	ler or are no
	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:	13.	a)	Sewer Syst Telephone What is you Public Well on	Cable Televur drinking wate Private System Property Si	er source: em //	14/
8.	ADI	DITIONS/REMODELS.		D)	Results:	ic, date last test	ed:	
	a)	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 I Unknown		c)	Public S Septic Other: Explain:	e type of sewage Sewer ☐ Conne Fank ☐ None	ected Private	
		If your answer is "No," explain:		d) e)		sewage lift pump	Company of the State of the Sta	No
9.	a) Air tio b) He c) Wa	ATING AND AIR CONDITIONING. r Condining: Central Central Gas Window (#) Units Electric Propane Natural Other: Gas Solar you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		f) NEI	Do you kn relating to related iten If "Yes," ex GHBORHO ool re-district treet chang	ting, threat of co	s, backups or oumbing, water No aware of an ondemnation, zo	ther problems and sewage-
10	ELE	CTDICAL SYSTEM	15	НД7	ZARDOUS S	SUBSTANCES.		
10.	with	the electrical system? Yes No es," explain in detail:				are of the prese	ence of any lea	d-based paint
11.	PLU the p	MBING SYSTEM. Are you aware of any problems with blumbing system? ☐ Yes ☐ No			such as roo	vare of asbesto of shingles, sidir etc? \(\square \) Yes	in insulation, ce	the property, illing, flooring,
	If "Ye	es," explain in detail:			undergroun polychlorina	vare of the presthat may affed tanks, lead ted biphenyls e, dump sites	ct the proper ad water su (PCB's), rador or any other	ty such as apply pipes,

130-131-3

		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.		OPERTY OWNERS ASSOCIATIONS/ NDOMINIUMS/USE RESTRICTIONS.	
4	a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
	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).	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
	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:	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,
	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:	impede or prevent Seller's ability to sell. Seller:
		What are the association fees, dues and other assessments related to the property?	Date:
			Date:
17.	ОТ	HER MATTERS.	
	a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	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
	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	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
	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	understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.
	d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
	e)	Are you aware that the property is or was used as a site for methamphetamine production, storage or was the	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.
		residence of a person convicted of a crime involving any controlled substance related thereto?	Buyer:
		Yes No Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this	Date:
	If ·	form. any of your answers in this section are "Yes," explain in	Buyer:
		tail:	Date:
		(use extra sheets, if necessary)	

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Seller's Disclosure Statement for Commercial/Industrial Property

		The Library of the Li		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	act # N/A
TI	ne	following is a disclosure statement, made by Seller	4.	R	Age:years. SEE ASIACK ME.
Si	root	rning the condition of the property located at: Address: 18944 St. Albans Road & REENHOUSE 14.	3		The state of the s
		Vildwood		b)	Has the roof ever leaked during your ownership
		ode: 63038 County: St. Louis County		c)	Has the roof been replaced or repaired during you
					ownership? Yes No
ins	spec	disclosure is not a warranty of any kind by Seller or any of Seller in this transaction, and is not a substitute for any tion or warranties the buyer may wish to obtain. The		d)	gutters? Yes No
101	IOWI	ng are representations made by the Seller and are not entations of the Seller's agent.			If any of your answers in this section are "Yes," explain in detail:
To	the	Seller:	5.	TE	RMITES, DRYROT, PESTS.
co	polei	complete the following form, including past history or ms if known. Do not leave any spaces blank. If the on is not applicable to your property, mark "NA" in the		a)	Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
	quire	Attach additional pages if additional space is ed. Be sure to sign every page.		b)	Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes
	a)	Approximate Year Builts (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).		c)	Is your property currently under warranty or other coverage by a licensed pest control company?
	b)	Date Purchased:			If any of your answers in this section are "Yes," explain in detail:
2.	00	CCUPANCY.			in detail:
	a)	Is the property currently vacant?	6.	STE	RUCTURAL ITEMS.
	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		a)	Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
		(2) Inspected		b)	Are you aware of any past or present water leakage or seepage in the building? Yes No
3.	LA	ND (SOILS, DRAINAGE AND BOUNDARIES).		c)	Are you aware of any fire damage or other casualty to
		Has any part of the property been filled other than in			the property? Yes No
		ordinary construction? Yes No Unknown		d)	Have there been any repairs or other attempts to control any problem described above? Yes No
		Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown		e)	Have any insurance claims been made in the last 5 years? ☐ Yes ☑ No
	c)	Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No		f)	Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
	d)	Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? Yes No		g)	Are you aware of any insurance application or prior coverage regarding all or any part of the property that
		If any of your answers in this section are "Yes," explain in detail:		h)	has been rejected or will not be renewed? Yes No Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No
		P			

	i)	Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No	12.		PMENT AND IT		perty:
		If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts,		Electric Garage Door Opener	Transmitters	Water Softener	Smoke Detectors
		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		Security Alarm System	Disposal	Lawn Sprinklers	Fire Suppression Equipment
		the last 5 years.		Spa/Hot Tub	Refrigerator	Dishwasher	Automatic
_				Fireplace Doors and Covering	Stove	Microwave Oven	Ceiling Fans
7.	1	SEMENTS, CRAWLSPACES AND FOUNDATIONS.		TV Antennas	Washer	Dryer	FP Insert
p	a)	Does the property have a sump pump? ☐ Yes ☐ No		Wood Stove	Swimming Pool	Pool Heater	Tank
	b)	Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around		Other (describe	e):		
	1	the basement, crawlspace, foundation or slab? Yes No If "Yes," describe in detail:		If any of the	above are not	in working or	der or are not
		Tes No II res, describe in detail:		owned by Selle	er, explain:		
	(c)	Have there been any repairs or other attempts to control	13.	AVAILABLE R	RESOURCES.		
		any water or dampness problem relating to the basement, crawlspace, foundation or slab?		Sewer Syst Telephone	em Natu Cable Telev	ral Gas Z Electric	ctricity
		Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:		☐ Public	our drinking wate Private Syst	em /	17
	1				lic, date last tes	1	
8.	AD	DITIONS/REMODELS.		Results:			
	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		☐ Public	e type of sewag Sewer	ected Privat	
		with building codes?			sewage lift pum	p? Yes	□ No.
		ir your answer is "No," explain:			the septic syste		Contraction of the Contraction o
9.	HE	ATING AND AIR CONDITIONING.		f) Do you kr	now of any leak	s, backups or	other problems
	tic	r Condi- oning: Central Central Gas Window (#) Units		related iter	any of the pms? The Yes Texplain in detail:	lumbing, water No	and sewage-
		eating: Electric Propane Natural Other:	14.	NEIGHBORHO	OOD. Are you	u aware of ar	ny annexation,
	Are	you aware of any problems regarding these items? Yes No If "Yes," explain in detail:		or street chang	cting, threat of c ges? Yes	ondemnation, z	coning changes Yes," explain in
10.	ELE	the electrical system?			SUBSTANCES		
		the electrical system? Yes No Yes," explain in detail:		on the prop	ware of the presperty?	sence of any le	ad-based paint
11.	PLU	JMBING SYSTEM. Are you aware of any problems with		such as ro	ware of asbest	ing insulation, o	n the property, ceiling, flooring,
	the	plumbing system? Yes No Yes," explain in detail:			etc? Yes		onviron
		os, explain in detail.		concerns undergrou polychlorin toxic was	that may aff nd tanks, le lated biphenyls te, dump site	ect the property of the proper	erty such as supply pipes, on gas, mold.

		143-3
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:	Other disclosures:
	If any of the above answers are "Yes," explain in detail:	
	OPERTY OWNERS ASSOCIATIONS/ NDOMINIUMS/USE RESTRICTIONS.	
a)	Is the property subject to covenants, conditions and restrictions (CC&R's)? Yes No Unknown	DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES. The undersigned Seller represents that the information set forth
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).	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
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:	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
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:	property, and does not know of any facts that could restrict impede or prevent Seller's ability to sell. Seller: 70/30/2022
	What are the association fees, dues and other assessments related to the property?	Seller:
7. OT	HER MATTERS.	Date:
a)	Do you know of any existing legal action which would prevent Seller from conveying the property? Yes No	RECEIPT AND ACKNOWLEDGMENT OF BUYER The undersigned Buyer is urged to carefully inspect the property
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?	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 expertat detecting or repairing physical defects in the property. Buyer
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 Ano	understands that there are areas of the property of which Selle has no knowledge and that this disclosure statement does no encompass those areas.
d)	Do you know of proceedings which might result in a special tax bill or assessment on the property? Yes No	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
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	concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

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Buyer

Date:

detail:

controlled substance related thereto?

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

(use extra sheets, if necessary)

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

16.

ATTACHMEN	NT 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	
Ĥ-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	last up dated oct. 2021
H-112	24	2015	poly sizes we have in stock
H-113	24	2019	poly sizes we have in stock
H-114	24	2019	_
H-115	24	2020	
H-116	20	2020	
H-117	20	2014	24 v(110 or105) tube
H-118	20	2014	24 x(110 or 105) tube
H-119	20	2014	28 x (110 or 105) flat sheet
H-122-126	20	2019	
Q 137	24	2019	
Q-120	28	2007	
Q130	24	2021	
Q-131	24	2020	
Q-131	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		
Q-141	2 42X105	2021	20 V 400 -1-
3-142 SIDE H-110	2428105	2021	20 X 100 sheet
SIDE H-111	20 flat	2013	42X100
SIDE H-1119	20 flat	2018	
side h-107		2004	
	20 flat	2020	
SIDE H-8	24	2003	
WEST H-122		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.