

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

1. Legal: _____, Recording Dist.: _____; Size: _____
2. Zoning: _____, Current Property Taxes _____
3. Are there any subd. covenants prohibiting its present use; Yes _____ No _____
4. Utilities Available: Electric; Yes _____ No _____, Water; Yes _____ No _____
Sewer; Yes _____ No _____, On site generator(s); Yes No _____, Size ^{16,000}/_{8,000}
On site well; Yes No _____, On site septic system; Yes No _____
Other (explain); _____
Phone: Yes No _____, Natural gas; Yes _____ No _____, Propane; Yes No _____
5. Does the current water & septic system meet State & D.E.C. regulations? Yes No _____
(Attach explanation if the answer is no.)
6. Has there been any citation of code violation? Yes _____ No ,
If so have they been corrected? Yes _____ No _____
7. Are there any lease hold interests in the property or the equipment? Yes _____ No
8. Are there any liens or pending liens against the real or personal property? Yes _____ No
9. Does the facility have the property permits and licenses for its present use? Yes No _____
10. Are there any agreements with 3rd parties to use this property's access, docks, equipment, or land?
Yes _____ No _____
11. Are there any contracts with employees, or former employees affecting the sale of this property?
Yes _____ No
12. Do any special use permits, licenses, etc. go with the sale of this property? Yes _____ No _____
13. Does the facility meet construction code applicable to the area? Yes _____ No _____
14. Does any right to use someone else's property go with this property?
i.e. air strip, road, interest in other real estate or use of such? Yes _____ No
15. Is the property surveyed? Yes No _____, Can the markers be readily found? Yes _____ No _____

SELLER DISCLOSURE CONT..

16. Does the property have any road easements or any other easements crossing the property?
Yes _____ No X
17. Are there any encroachments from the surrounding neighbors on the property? Yes _____ No X
18. Specify access to the property. Road; Yes _____ No _____, Plane; Yes X No _____
Boat; Yes X No _____. This is legal access to the property and does cross private lands. Yes ____ No X
19. Does the Seller know of any defects or other pertinent information affecting the sale of this property? Yes _____ No X
20. Are there any underground fuel tanks, hazardous materials, fuel spills, lead paint, mold, etc. Please disclose of any hazardous materials you are aware of that could affect the sale of this property. Yes _____ No _____
21. Has the property ever been involved in a major crime scene? Yes _____ No X. Is the property known to be haunted? Yes _____ No _____
22. Please include a small sketch of the building(s), including approximate dimensions and square footage; bedrooms, bath rooms, kitchen, work shop, shed(s), etc.
23. Bldg. 1 sq.ft. _____, Bldg. 2 sq.ft. _____, Bldg. 3 sq.ft. _____, Bldg. 4 sq.ft. _____
* Please list the buildings and their size and if there are more Bldgs. Please note that as well.
24. Existing Loans, Liens or Payoffs to be made: 1st D/T (apr. Bal. \$ _____, mo. Pmt \$ _____, incl. % rate _____
2nd D/T (apr. Bal. \$ _____, mo. Pmt \$ _____, including % rate _____
Loans are: Assumable, Non Assumable, Or Explain _____

25. Please provide last 3 years income and expenses:

	INCOME		EXPENSES
Current	_____	Current	_____
Last Year	_____	Last Year	_____
Previous Year	_____	Previous Year	_____

Please Use A Separate Sheet Of Paper If Further Explanation Would Be Helpful For Any Of the Above Items.

Please include a brief description of your property and its merits and present use, including your insurance carrier.

andy walt
SELLER _____ TITLE _____ DATE _____