

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 \_\_\_\_\_ *well water*  
Sewer; Yes \_\_\_\_\_ No \_\_\_\_\_, On site generator(s); Yes  No \_\_\_\_\_, Size *10 Kw / 14 Kw*  
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? Any violation, such as: set back, sewer, water, electrical and if corrected. 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  /
- 17. Are there any encroachments from the surrounding neighbors on the property? Yes \_\_\_\_\_ No  /
- 18. Specify access to the property. Road; Yes \_\_\_\_\_ No  / , Plane; Yes  /  No \_\_\_\_\_  
Boat; Yes  /  No \_\_\_\_\_. This is legal access to the property and does cross private lands. Yes \_\_\_\_\_ No  /
- 19. Does the Seller know of any defects or other pertinent information affecting the sale of this property; such as burn area, flooding, etc. Explain. Yes \_\_\_\_\_ No  /
- 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  / . 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 any additional buildings and their size and use on an additional sheet of paper.
- 24. Existing Loans, Liens or Payoffs to be made: 1<sup>st</sup> D/T (apr. Bal. \$ \_\_\_\_\_, mo. Pmt \$ \_\_\_\_\_, incl. % rate \_\_\_\_\_,  
Bank/Escrow location \_\_\_\_\_, Account number \_\_\_\_\_  
2<sup>nd</sup> 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.

Jeff Woodward                      owner                      2/28/24  
SELLER                                      TITLE                                      DATE