

This Disclosure should be completed by the Seller/Lessor

Date: 12/17/25

**SELLER'S DISCLOSURE  
Commercial/Industrial  
PROPERTY INFORMATION REPORT**

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. Broker shall deliver a copy of this Disclosure to the prospective buyer/lessee.

This Property Information Report is attached to and made a part of the Exclusive Agency Contract, dated 12/17/25, 200 between the Bruce + Tammy Larkin ("Seller"), relating to certain real estate commonly know as 4880 Knob Creek Rd. Brooks Ky 40050 (the "Property").

Seller hereby advises that Seller has knowledge of the presence of the following substances and/or items in, on or about the Property:

<u>Substance/Item</u>	<u>No Knowledge</u>	<u>Not Present</u>	<u>Present</u>	<u>Location</u>
1. Asbestos	✓			
2. Industrial, Radioactive or Chemical Waste	✓			
3. Urea-Formaldehyde	✓			
4. Lead Based Paints	✓			
5. Radon Gas	✓			
6. PCBs and Electrical Transformers, Capacitors or other Equipment containing PCBs	✓			
7. Underground Storage Tanks	✓			
8. Waste Disposal Areas (e.g., former waste dump or landfill)	✓			
9. Other Toxic, Hazardous or Contaminated Substances (or present or past use thereof at the Property) identify:	✓			

Seller hereby advises that Seller has the following knowledge concerning the condition of the items set forth below:

	<u>No Problems</u>	<u>Itemize any Problems - add sheet if necessary</u>
10. Roof	✓	<u>Front - 97 Back approx 22 yrs</u>
11. Structure	✓	
12. HVAC System	✓	
13. Electrical System	✓	
14. Plumbing System	✓	
15. Surface Drainage	✓	

So During extreme down pour some water may get inside of the back building  
9.100

	<u>No Problems</u>	<u>Itemize any Problems-add sheet if necessary</u>
16. Windows & Doors	<input checked="" type="checkbox"/>	_____
17. Paving	<input checked="" type="checkbox"/>	_____
18. Ceiling & Lighting	<input checked="" type="checkbox"/>	_____
19. Drains	<input checked="" type="checkbox"/>	_____
20. Floors	<input checked="" type="checkbox"/>	_____
21. Sub-Soil	<input checked="" type="checkbox"/>	_____

To the best of Seller's actual knowledge, the subject property is zoned Commercial with the restrictions and binding elements as follows:  
\_\_\_\_\_

22. Unpaid Assessments: (Curbs, gutters, street, sidewalks, sewer, water, etc.)

Are there any unpaid assessments? Yes \_\_\_\_\_ No  Explain: \_\_\_\_\_

Do you have any notice of any future assessments? Yes \_\_\_\_\_ No   
Explain: \_\_\_\_\_

Do you have any knowledge of any possible contemplated assessments? Yes \_\_\_\_\_ No   
Explain: (Include source and type of assessment) \_\_\_\_\_

Are there any local, state or federal agencies requiring repairs, alterations or corrections of any existing conditions? Yes \_\_\_\_\_  
No  Explain: \_\_\_\_\_

Seller agrees (i) to disclose to any and all prospective buyers/tenants/subtenants all information in Seller's possession regarding the conditions of the Property and the presence at the Property of any of the substances or items listed above; (ii) to make available to any and all prospective buyers/tenants/subtenants all inspection reports pertaining to the condition of the Property and the presence or absence of such substances or items; and (iii) that Leilah Lockard is hereby authorized to disclose to any prospective buyer/tenant/subtenant any information regarding the condition of the property and the presence of any such substances or items listed above.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. The \_\_\_\_\_ does not conduct investigations or analyses of environmental matters and, accordingly, urges prospective users to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petrochemical products stores in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of previous activities at the property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic and/or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

This statement is a Disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties the Buyer may wish to obtain. It is not a warranty of any kind by Seller or Warranty or representation of the listing agent, any cooperating broker and their agents, the Greater Louisville Association of REALTORS Inc., Metro Search, Inc. or the Kentucky Association of REALTORS. Any changes to the above will be disclosed by Seller to Buyer prior to closing. Seller/Buyer hereby acknowledge receipt of a copy of this Disclosure.

Seller and Buyer understand that DreamJP Little Realtors (Broker's Firm Name) in no way warrants or guarantees the above information on the property.

Seller declines to provide the information on this form. \_\_\_\_\_  
Date: 12/27/25  
Date: 12/27/25

By: [Signature]  
By: Tammy Jordan

# AGENT DISCLAIMER NOTICE (Commercial Property and/or Assets)

Property and/or Assets Address: 4880 Knob Creek Rd 40109


The Buyers and Sellers have both acknowledged that the Agents nor Brokers for the respective parties have no personal knowledge concerning the physical condition of the property or assets which is the subject of this Contract and have no expertise in construction and the mechanical systems, appliances, and fixtures that may pass with the sale of the subject property or assets and it is the responsibility of the Seller to disclose any known defect and it is the obligation of the Buyer to thoroughly inspect, or have inspected, the property or assets being conveyed herein. This means the entire property or assets including but not limited to all structures, easements, utilities, sewer systems, and septic systems. The Agents nor Brokers do not know of or warrant the property or assets or area from any environmental issues, including past or present illegal drug/"meth" use or manufacturing, selling or any other related activity, past, present or future mold, fungi or radon gas problems, future land developments, or road construction plans of any kind whatsoever as well. The Agents nor Brokers do not guarantee or warrant the square footage or lot size of the property or assets and it is the Buyer's responsibility to verify the exact square footage and lot size of the property or assets. Furthermore, the Buyer is highly recommended to perform all above inspections and due diligence by licensed professionals on all matters mentioned above.

After any and all Inspections are performed, and in the event repairs are agreed to by both parties, it is the responsibility of the seller to make all said repairs in a correct and timely manner before closing, and the responsibility of the buyer to make sure all said repairs are performed to their satisfaction before closing. It is highly recommended that the Buyer perform a walk-through inspection before closing and make sure the property or assets is to their satisfaction. The Sellers and Buyers do release and hold harmless the Brokers and their agents for the failure of either party to comply with these provisions. Furthermore, it is the Seller's sole responsibility to provide and the Buyer's sole responsibility to review and approve any and all information, as the Agents and Brokers do not warranty any information.

The Buyers and Sellers understand and agree to all of the above and acknowledge a receipt of this notice. The Agents and Brokers for the respective parties are hereby forever held harmless from all of the above.

  
\_\_\_\_\_  
Seller

Date: 12/17/25

Authentisign  
  
\_\_\_\_\_  
Seller

Date: 12/27/25

\_\_\_\_\_  
Buyer

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

\_\_\_\_\_  
Buyer

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