

1. **GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.**

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3. **VACANT LAND DISCLOSURE STATEMENT**

4. Date: 4/20/2025

5. Property Address: 724-726 S. 16th St.

6. City: Louisville State: Ky Zip Code: 40210

7. As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

10. PURPOSE OF DISCLOSURE FORM: This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller.

13. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned about them. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) If an item does not apply to your property, mark "not applicable." (5) If you truthfully do not know the answer to a question, mark "unknown." (6) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

19. SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

23. NOTICE TO BUYER: This is a disclosure is not a substitute for any inspections, tests, or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by any real estate agent or broker. The Buyer is encouraged to obtain his or her own professional inspections of this property.

26. List the date you acquired the Property: April / 2023  
Month Year

27. **A. SURVEY, EASEMENT, FLOODING**

28.	1. Has the seller ever had the land surveyed?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
29.	a. If yes, do you have a copy?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
30.	b. Who performed the survey?	
31.	2. Are there any boundary line disputes currently?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
32.	3. Are there any easements, encroachments, or licenses affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
33.	4. Is any of the property in a designated flood plain?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
34.	5. Have there ever been any soil stability, drainage, flooding, grading, or erosion problems affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
35.	6. Are there any shared fences, driveways, or accesses?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
36.	Explain any of the above: <u>Alley access at rear of property.</u>	

37. MLC Buyer Initials  
 38. APR 20 2025 Date/Time  
 39. \_\_\_\_\_ Buyer Initials  
 40. \_\_\_\_\_ Date/Time

42. Property Address: 724-726 S. 16th St. Louisville Ky 40210

43. **B. USE RESTRICTIONS**

44.	1. Are there any subdivisions or other recorded covenants, conditions, or restrictions?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
45.	2. A right of first refusal?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
46.	3. Local Municipality?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
47.	4. Does the Corps of Engineers or other Agency require approval for improvements or access to the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

48. **C. CONDITION OF PROPERTY**

49.	1. Are there any structural improvements on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
50.	2. Are there any abandoned wells, buried storage tanks, fuel tanks, or buried debris, personal property or waste on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
51.	3. Is there any hazardous or toxic substance on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
52.	Explain any of the above:	
53.	4. Have any environmental or soil tests (including Phase I or II) been performed?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
54.	If yes, Explain:	
55.	5. Does the property have any fill or uncompacted soil?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
56.	If yes, where:	
57.	6. Is there any settling, soil movement, sink holes or erosion on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
58.	If yes, where:	
59.	7. Are there any dead or diseased trees on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
60.	8. Has any timber been sold/removed from the property?	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
61.	If yes, when:	

62. **D. UTILITIES: Buyer is advised to verify the availability of any utilities and services for Buyer's intended use.**

63.	1. Have any percolation (PERC) tests have been performed on the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
64.	a. If yes, can a copy be provided?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
65.	Explain:	
66.	2. Are any of the following presently existing on the property?	
67.	a. Connection to public water	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
68.	b. Connection to public sewer	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
69.	i. Are you aware of any capacity or accessibility issues?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
70.	c. Connection to private water system off property	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
71.	d. A water well	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
72.	e. Connection to electricity	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

73. [Signature] APRIL 2024 16:06  
 74. Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

75. \_\_\_\_\_  
 76. Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_ Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

79.	f. Connection to natural gas services	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
80.	3. Are any of the following presently existing adjoining the property?	
81.	a. Public water system access	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
82.	b. Private water system access	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
83.	c. Electric service access	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
84.	d. Natural gas access	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
85.	e. Internet access	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
86.	4. Have any utility access charges been paid?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
87.	If yes, which charges have been paid?	

88. **E. OTHER MATTERS**

89.	1. Is any part of the property subject to a lease agreement currently?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
90.	If yes, explain:	
91.	2. Is there a Homeowners Association?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
92.	a. If yes, contact info:	
93.	b. Dues:	<input type="checkbox"/> monthly <input type="checkbox"/> annually
94.	c. Assessments:	
95.	3. Is there road maintenance? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Unknown	
96.	4. Are there any recorded or unrecorded maintenance agreements?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
97.	5. Is the property subject to CRP (Conservation Reserve Program) wetlands designation, or other state or federal program?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
98.	6. Are there any pending claims, litigation, or notice from any governmental authority currently affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
99.	7. Do you own any mineral rights to the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
100.	a. If yes, are they to be sold with the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
101.	8. Are there any material or adverse defects affecting the value or desirability of the property such as zoning changes, street changes, threat of condemnation or neighborhood noise or nuisances?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
102.	If yes, explain:	

103. **F. Other Information the Buyer Should Know:**

EZ-1 Zoning OPPORTUNITY ZONE

Notice, Property has been in the same family for many years. Owners' grandparents had rental units on the property. The corner lot had a grocery store with owners' apartment upstairs. The other lot had a duplex apartment on it.

Listing Broker is the father of Owner.

NOTICE SELLER WILL NOT SEPERATE PROPERTY ADDRESS 724 S. 16TH ST. & 724 S. 16TH ST. REQUEST NO SIGNAGE POSTER ON PROPERTIES.

104.	<u>[Signature]</u>	<u>APRIL 26</u>	_____	_____
105.	Seller Initials	Date/Time	Buyer Initials	Date/Time
106.	_____	_____	_____	_____
107.	Seller Initials	Date/Time	Buyer Initials	Date/Time

109. Property Address: 724-726 S. 16th St. Louisville Ky 40210

110. **G. SELLER'S STATEMENT**

111. The undersigned represents that the information provided herein is true and accurate to the best of the Seller's  
112. knowledge.

113. Seller *Kevin Scott Carrier* Date APRIL 20, 2025 Seller \_\_\_\_\_ Date \_\_\_\_\_  
Kevin Scott Carrier

114. **H. BUYER'S RECEIPT AND ACKNOWLEDGMENT**

115. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present  
116. condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent.

117. Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_