

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 680 MINERAL LAKE RD. (Property Address) located
in the municipality of _____ (if incorporated), County of FRANKLIN, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

(a) Development Name _____
(b) Contact _____ Phone _____

☐ Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome
☐ Villa ☐ Co-Op

(c) Mandatory Assessment: # _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
Mandatory Assessment: # _____ \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year

(d) Mandatory Assessment(s) include:

☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility
☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
☐ other specific item(s): _____

☐ Exterior Maintenance of this dwelling covered by Assessment: _____

(e) Optional Assessment(s)/Membership(s) Please explain _____

(f) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No

(g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No

(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No

(i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No

(j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No

(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No

(l) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No

(m) Please explain any "Yes" answer you gave for (c), (f), (g), (h), (i), (j) or (k) above: _____

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UTILITIES**Utility****Current Provider**

Gas/Propane:

if Propane, is tank ☐ Owned ☐ LeasedElectric: CRAWFORD ELECTRIC CO-OP

Water:

Sewer:

Trash:

Recycle:

Internet:

Phone:

HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)(a) Heating Equipment: ☐ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard(b) Source of heating: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other(c) Type of air conditioning: ☐ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)

(d) Areas of house not served by central heating/cooling: _____

(e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: _____(f) Are you aware of any problems or repairs needed with any item in this section? ☒ Yes ☐ No If "Yes", please explainRESET BUTTON ON OIL BURNING FURNACE, WEST SIDE OF HOUSE, NEEDS TO BE RESET(g) Other details: EVERY COUPLE DAYS- HVAC PROFESSIONAL RECOMMEND TO DRAIN**FIREPLACE(S) TANK AND FLUSH**(a) Type of fireplace: ☒ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane

(b) Type of flues/venting: _____

☒ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____☐ Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____(c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**(a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____(b) Ice maker supply line: ☐ Yes ☒ No(c) Jet Tub: ☐ Yes ☒ No(d) Swimming Pool/Spa/Hot Tub: ☒ Yes ☐ No

(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

(e) Lawn Sprinkler System: ☒ Yes ☐ No If yes, date of last backflow device inspection certificate: _____(f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____**WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**(a) What is the source of your drinking water? ☐ Public ☐ Community ☒ Well ☐ Other (explain) _____

(b) If Public, identify the utility company: _____

(c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____(d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "Yes", please explain _____**SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**(a) What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private ☒ Septic ☐ Aerator ☐ Other
If "Other" please explain _____(b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No(c) When was the septic/aerator system last serviced? UNKNOWN(d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No
If "Yes", please explain _____**APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**(a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☐ Built-in Microwave Oven☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____(b) Gas Appliances & Equipment: ☐ Natural Gas ☒ Propane☐ Oven ☒ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater☐ Gas dryer (hook up) ☐ Other _____(c) Other Equipment: ☐ TV Antenna ☐ Cable Wiring ☐ Phone Wiring ☐ Network/Data Wiring☐ Electric Garage Door Opener(s) Number of controls _____☐ Security Alarm System ☐ Owned ☐ Leased/Lease information: _____☐ ☐
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☒ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____

☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____

- (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain _____

ELECTRICAL

Type of service panel: ☒ Fuses ☒ Circuit Breakers ☐ Other: _____

- (a) Type of wiring: ☐ Copper ☐ Aluminum ☐ Knob and Tube ☒ Unknown

- (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____

ROOF, GUTTERS AND DOWNSPOUTS

- (a) What is the approximate age of the roof? _____ Years. Documented? ☐ Yes ☒ No

- (b) Has the roof ever leaked during your ownership? ☒ Yes ☐ No If "Yes" please explain LEAKS REPAIRED

- (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☒ Yes ☐ No If "Yes", please explain OVER MANY YEARS

- (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____

CONSTRUCTION

- (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail _____

- (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort _____

- (c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No

- (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____

- (e) Were required permits obtained for the work in (d) above? ☐ Yes ☐ No

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- (a) ☐ Sump pit ☐ Sump pit and pump

- (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood

- (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☒ Yes ☐ No If "Yes", please describe in detail GARAGE WORKSHOP

- (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort GARAGE WORKSHOP

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

- (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

- (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

- (d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No

- (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No

- (f) Please explain any "Yes" answers you gave in this section _____

SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

- (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No

- (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No

- (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No

- (e) Please explain any "Yes" answers you gave in this section _____

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HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)

- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(b) Asbestos Materials

- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No
- (2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(c) Mold

- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No
- (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No
- (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation _____

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____

(f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No

If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. _____

Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.

(g) Radioactive or Hazardous Materials

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? ☐ Yes ☒ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. _____

(h) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "Yes", please explain _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☒ Yes ☐ No
- (d) Do you have a survey of the property? ☒ Yes ☐ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

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INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed _____

MISCELLANEOUS

- (a) The approximate age of the residence is _____ years. The Seller has occupied the property from 1955 to _____.
- (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain _____
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain _____
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain _____
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain _____
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "Yes" please explain _____
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____

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Additional Comments:

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Seller attaches the following document(s): _____

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262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266 FRANK O 8/3/21
267 SELLER SIGNATURE DATE

268 ROBERT A. EBEL, CEO
269 Seller Printed Name UPC CORPORATION

SELLER SIGNATURE DATE

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

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277 BUYER SIGNATURE DATE

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279 Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

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POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

(It should be understood that the preamble to the Seller's Disclosure Statement applies to this Addendum)

To be completed by SELLER concerning 680 MINERAL LAKE RD (Property Address)

Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

POOL

(A) General Information: (Give closest approximation that is known)

(1) Age _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____

(6) Type:

Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other _____

In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass

☐ Vinyl liner ☐ Other _____

(7) Pool Builder _____

(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Saltwater ☐ Other _____

(9) Pool service provider _____

(10) Last opened by _____ Last serviced _____ (date)

(11) Age of heater _____ Heating source _____ Last closed by _____

(13) Age of filter _____ Type of filter ☐ Sand ☐ DE ☐ Other _____ (12) Age of pump _____

Additional comments/information:

(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints, and deck

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board, and covers

(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):

Pump(s)/motor, filter, heater, piping, valves, chemical feeders, gauges, automatic cleaning equipment, time clocks/controls, switches, fountain, and aerator

(E) Leaks and/or Defects:

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☐ No

(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☐ No

Explain any "yes" answers in this section:

SPA:**General Information: (Give closest approximation that is known)**

- (1) Age 25+ (2) Volume (gallons) ? (3) Manufacturer ASPEN SPA (4) Construction _____
 (5) Type of chemical sanitizer? ☒ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other _____
 (6) Spa service provider _____ Last serviced _____ (date) _____
 (7) Age of heater UNKNOWN Heat source ELECTRIC
 (8) Age of pump UNKNOWN (9) Age of filter UNKNOWN (10) Number of jets UNKNOWN
 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above)

UNKNOWN

- (12) Are you aware of any defects ☐ Yes ☒ No If yes, please explain _____

PONDS and LAKES:**General Information: (Give closest approximation that is known)**

- (1) Number of Ponds/Lakes ONE (2) Age UNKNOWN (3) Depth UNKNOWN (4) Size (e.g. gallons, acreage) 10 ACRE
 (5) Type ☐ Natural ☒ Artificial
 (6) Construction ☐ Concrete ☐ Plastic ☐ Other _____
 (7) Water source RAIN WATER
 (8) Does any sewage run into the Pond/Lake ☐ Yes ☒ No
 (9) Is the Pond/Lake shared ☐ Yes ☒ No
 (10) Is the Pond/Lake stocked ☒ Yes ☐ No
 (11) Pond service provider N/A Last serviced N/A (date) _____
 (12) If heated, age of heater _____ Heat Source _____
 (13) Is there a pump ☐ Yes ☒ No Age of pump _____
 (14) Have any chemicals been added ☒ Yes ☐ No
 (15) Is there a filtration system ☐ Yes ☒ No Age of filter _____
 (16) Is there an overflow system ☒ Yes ☐ No
 (17) If there is an overflow system, does overflow run onto adjoining properties ☒ Yes ☐ No
 (18) Are there any leaks ☐ Yes ☒ No
 (19) Is there a fountain(s) ☐ Yes ☒ No
 (20) Have any repairs been performed during your ownership on the Pond/Lake or any components of the Pond/Lake ☒ Yes ☐ No
 (21) Are you aware of any defects ☐ Yes ☒ No

Explanation of any "yes" answers (8-10, 14-18, 20, and 21 above):

10. BASS BLUEGILL, CRAPPIE, GRASS CARP, ALGAE SIDE, 16. CONCRETE SPILLWAY
17. CREEK TO RIVER 20. SPILLWAY LEAK REPAIRED OCT 2020, EXCAVATED
COMPANY DUG BELOW LAKE SIDE OF SPILLWAY, FILLED WITH CONCRETE, CLAY
AND BENTONITE

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

KAEO 8/3/21
 SELLER DATE

 SELLER DATE

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

 BUYER DATE

 BUYER DATE



Farm or Vacant Land or Lot Disclosure Statement

This document has legal consequences. If you do not understand it, consult your attorney.

The following is a disclosure statement made by Seller concerning the following property (the "Property"):

680 MINERAL LAKE RD LESLIE MO 63054
Street Address City Zip Code County

Section Township Range Parcel No(s) Farm No(s) # of Acres (more or less)

This Disclosure Statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranty a Buyer may wish to obtain. Real estate licensees involved in this transaction do not inspect the Property for defects or guarantee the accuracy of any information provided herein.

SELLER: Please complete the following form, including past history and known problems. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following statements are made by Seller and NOT by any real estate licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to a Buyer. Your answers (or the answers you fail to provide, either way) may have legal consequences, even after closing a transaction. This form should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you should describe that condition and attach additional pages if more space is required.

BUYER: Since these disclosures are based on Seller's actual knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because Seller is not aware of them. The statements made by Seller are limited to the Property and are not warranties of its condition. You should condition your offer on a professional inspection(s) of the Property or any off-site conditions as you deem necessary. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in setting the purchase price, or you should make correction of these conditions by Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS OR EQUIPMENT TO BE INCLUDED THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

1. SURVEY, EASEMENTS, FLOODING. To the best of your knowledge:

- A. When did you purchase the Property? APPROX 1955
- B. Has the Property been surveyed? Year surveyed 2001 ☒ Yes ☐ No
- C. What company or person performed the survey?
Name JAMES SURVEYING INC Phone 844-769-7020
- D. If this is platted land, has a certificate of survey been completed? ☒ Yes ☐ No
If "Yes," by whom? _____ When? _____
- E. Has the plat been recorded in the land records? ☐ Yes ☐ No
If "Yes," Plat Book # _____ Page # _____
- F. Are there any encroachments or boundary line disputes? ☐ Yes ☒ No
- G. Are there any easements other than utility or drainage easements? ☐ Yes ☒ No
- H. Is the Property in a designated flood plain or floodway of any kind? ☒ Yes ☐ No
- I. Do you have a Flood Certificate regarding the Property? ☒ Yes ☐ No
- J. Has there ever been a flood at the Property? ☒ Yes ☐ No
- K. Have there ever been drainage problems affecting the Property? ☒ Yes ☐ No
- L. Have you ever purchased flood insurance? ☐ Yes ☒ No
- M. If any of questions 1.F through 1.L are answered "Yes," briefly describe the details.
☐ (check box if additional pages are attached)

BOURBON RIVER WILL RISE INTO FIELD

52 2. USE RIGHTS AND OTHER RESTRICTIONS. To the best of your knowledge:

- 53 A. Do any of the following exist regarding the Property:
- 54 (1) Subdivision or other recorded indentures, covenants, conditions or restrictions? ☐ Yes ☒ No
- 55 (2) A right of first refusal to purchase? ☐ Yes ☒ No
- 56 (3) Variances, special use permits or other zoning restrictions specific to this Property? ☐ Yes ☒ No
- 57 (4) Have any mineral rights been severed or transferred? ☐ Yes ☒ No
- 58 B. Have you ever received notice from any person or authority of a breach of any of the above? ☐ Yes ☒ No
- 59 C. Are there any farming or crop-share agreement rights in the Property? ☐ Yes ☒ No
- 60 D. Are there any animal feeding operations ("AFO") or concentrated animal feeding operations ("CAFO") at
- 61 the Property? (if "Yes", please identify Class size and any permits issued below) ☐ Yes ☒ No
- 62 E. Are there any gas & oil leases or other severed or transferred mineral rights (clay, etc.)? ☐ Yes ☒ No
- 63 F. Are there any leasehold interests or tenant rights in the Property? ☐ Yes ☒ No
- 64 G. If any of the above questions are answered "Yes," briefly describe the details. ☒ Yes ☐ No
- 65 ☐ (check box if additional pages are attached)

66

67 CARETAKER TENANT

68

69

70

71 3. CONDITION OF THE PROPERTY. To the best of your knowledge:

- 72 A. Are there any structures, improvements or personal property available for sale? ☒ Yes ☐ No
- 73 Are there any problems or defects with any of these items? SEE BELOW ☐ Yes ☒ No
- 74 B. Are there any operating or abandoned oil wells or buried storage tanks on the Property? ☐ Yes ☒ No
- 75 C. Is there any hazardous or toxic substance in or on the Property?
- 76 (including but not limited to lead in the soils)? ☐ Yes ☒ No
- 77 D. Are there any Phase I or other environmental reports regarding the Property? ☐ Yes ☒ No
- 78 E. Is there a solid waste disposal site or demolition landfill on the Property (whether permitted or
- 79 unpermitted)? ☐ Yes ☒ No
- 80 Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and
- 81 Buyer should be aware that Buyer may be held liable to the State for remedial action.
- 82 F. Have any soil tests been performed? ☐ Yes ☒ No
- 83 G. Does the Property have any fill? ☐ Yes ☒ No
- 84 H. Are there any settling or soil movement problems on this Property? ☐ Yes ☒ No
- 85 I. Is there any infestation, rot or disease in the trees on the Property? ☐ Yes ☒ No
- 86 J. Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation
- 87 Service ("NRCS") or Farm Service Authority ("FSA")? ☐ Yes ☒ No
- 88 K. If any of the above questions are answered "Yes," briefly describe the details. ☒ Yes ☐ No
- 89 ☐ (check box if additional pages are attached)

90

91 ALL PERSONAL PROPERTY ON GROUNDS INCLUDED EXCEPT

92 2 DEER HEADS + PROPERTY AT CARETAKER HOUSE. ALL ITEMS

93 WERE USED AND SOLD AS-IS.

94 4. UTILITIES. To the best of your knowledge:

- 95 A. Have any soil analysis tests for sanitary systems been performed? ☐ Yes ☒ No
- 96 If "Yes," When? By Whom?
- 97 Results:
- 98 B. Do any of the following exist within the Property?
- 99 (1) Connection to public water? ☐ Yes ☒ No
- 100 (2) Connection to public sewer? ☐ Yes ☒ No
- 101 (3) Connection to private water
- 102 system off Property? ☐ Yes ☒ No
- 103 (4) Connection to shared water? ☐ Yes ☒ No
- 104 (5) Connection to shared sewer? ☐ Yes ☒ No
- 105 (6) Private Sewer/Septic tank/Lagoon? ☐ Yes ☒ No
- 106 (7) Connection to electric utility? ☐ Yes ☒ No
- 107 (8) Connection to natural gas service? ☐ Yes ☒ No
- 108 (9) A water well? ☐ Yes ☒ No
- 109 C. Are any of the following existing at the boundary of the Property?
- 110 (1) Public water system access? ☐ Yes ☒ No
- (2) Public sewer system access? ☐ Yes ☒ No
- (3) Shared water system access? ☐ Yes ☒ No
- (4) Shared sewer system access? ☐ Yes ☒ No
- (5) Electric Service Access? ☐ Yes ☒ No
- (6) Natural gas access? ☐ Yes ☒ No
- (7) Telephone system access? ☐ Yes ☒ No
- (8) Other:
- D. Have any utility access charges been paid? ☐ Yes ☒ No
- If "Yes," which charges have been paid?

5. **FEDERAL/STATE/LOCAL FARM PROGRAMS.** To the best of your knowledge:
- A. Is Property enrolled in CRP (Conservation Reserve Program)? ☐ Yes ☒ No
 If "Yes," complete the following:
 _____ total acres put in CRP _____ last year of participation
 _____ per acre bid in _____ enrollment year _____ annual payment
- B. Is Property enrolled in WRP (Wetlands Reserve Program)? ☐ Yes ☒ No
 If "Yes," complete the following:
 _____ total acres put in WRP _____ last year of participation
 _____ per acre bid in _____ enrollment year _____ annual payment
- C. Other Programs (identify any other federal, state or local farm loan, price support or subsidy programs in which the Property currently participates): _____

6. **OTHER MATTERS.** To the best of your knowledge:
- A. Is or was the Property used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving any controlled substance related thereto? ☐ Yes ☒ No
 If "Yes," §441.236 RSMo requires disclosure to potential lessees and §442.606 RSMo requires disclosure to purchasers of real estate. MR Form DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be filled out in conjunction with these matters.
- B. Is there anything else that may materially and adversely affect the Property (e.g., pending claims, litigation, notice from a governmental authority of violation of a law or regulation, proposed zoning changes, street changes, threat of condemnation, neighborhood noise or nuisance)? ☐ Yes ☒ No
 If "Yes," briefly describe the details. ☐ (check box if additional pages are attached) _____

SELLER'S ACKNOWLEDGMENT

Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge as of the date of Seller's signature below. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Seller authorizes the listing broker to provide this information to prospective buyers of the Property and to real estate licensees representing such buyers.

Seller RAEDLO Date 8/3/21
 Print Name: ROBERT A. EDL, CEO Seller _____ Date _____
 Print Name: _____

BUYER'S ACKNOWLEDGEMENT

- I understand and agree that the information in this form is limited to information of which Seller has actual knowledge and that Seller can only make an honest effort at fully revealing the information requested.
- This Property is being sold to me without warranties or guaranties of any kind by Seller or any real estate licensee concerning the Property.
- I understand I have the right to independently investigate the Property. I have been specifically advised to have the Property and any other conditions examined by professional inspectors as I deem fit.
- I acknowledge that neither Seller nor any real estate licensee is an expert at detecting or repairing physical defects in the Property.
- I acknowledge that there are no representations concerning the Property made by Seller or any real estate licensee on which I am relying except as may be fully set forth in writing and signed by them.

Buyer _____ Date _____
 Print Name: _____ Buyer _____ Date _____
 Print Name: _____

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Form # 2049

01/20

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

1 SALE CONTRACT DATE: _____

2 PROPERTY: 680 MINERAL LAKE RD

3 **Lead Warning Statement**

4 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
8 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

12 ☐ Seller certifies that this home was built in 1978 or later

13 ☒ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
14 in the housing

15 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):
16 _____

17 (b) Records and reports available to Seller (check one below):

18 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
19 paint hazards in the housing (list all documents below):
20 _____
21 _____

22 ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
23 _____

24 **Buyer's Acknowledgment** (initial appropriate blanks)

25 ☐ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

26 ☐ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or

30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 **Agent's Acknowledgment** (initial)

33 ☐ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 _____
39 BUYER SIGNATURE DATE

40 Buyer Printed Name

41 _____
42 BUYER SIGNATURE DATE

43 Buyer Printed Name

44 _____
45 SELLING AGENT SIGNATURE DATE

46 Selling Agent Printed Name

47 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

48 Robert A. Elmer, CEO 8/3/21
49 SELLER SIGNATURE DATE

50 Seller Printed Name

SELLER SIGNATURE DATE

Seller Printed Name

LISTING AGENT SIGNATURE DATE

Listing Agent Printed Name

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 680 MINERAL LANE RD

DATE: 8/3/21

SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? _____
- (b) Has the property been vacant over any period during the last 12 months? ☐ Yes ☒ No
- (c) Does any other property owner share this system? ☐ Yes ☒ No
- (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- (f) Does the system have an aerator? ☐ Yes ☒ No
- (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No
- (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No
- (j) Are any of the pipes exposed? ☐ Yes ☒ No
- (k) Is there any seepage or surface discharge (effluence) from the septic system? ☐ Yes ☒ No
If yes, is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- (o) Is there a current maintenance service agreement covering your system? ☐ Yes ☒ No If yes, what is the annual cost and who is the current provider? _____
- (p) Does any government authority require a maintenance service agreement for the new homeowner? ☐ Yes ☒ No
- (q) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- (s) Are you aware of any defects? ☐ Yes ☒ No
- (t) Have you expanded, updated, or modified the septic system? ☐ Yes ☒ No
- (u) Have you cleaned or pumped the system during your ownership of the property? ☐ Yes ☒ No
If yes, when was it done and who did the work? _____

WELLS (Explain any "yes" answers)

- (a) Is any part of the well located on a neighbor's property? ☐ Yes ☒ No
- (b) Is the well shared with any other properties? ☐ Yes ☒ No
If yes, is there a recorded well agreement? ☐ Yes ☒ No
- (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☒ No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system? ☐ Yes ☒ No
- (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☒ No
- (f) Are you aware of any defects? ☐ Yes ☒ No
- (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☒ No

Explanation of any "yes" answers and additional comments for either of the above sections:

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

RAE 8/3/21
SELLER DATE

SELLER DATE

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER DATE

BUYER DATE