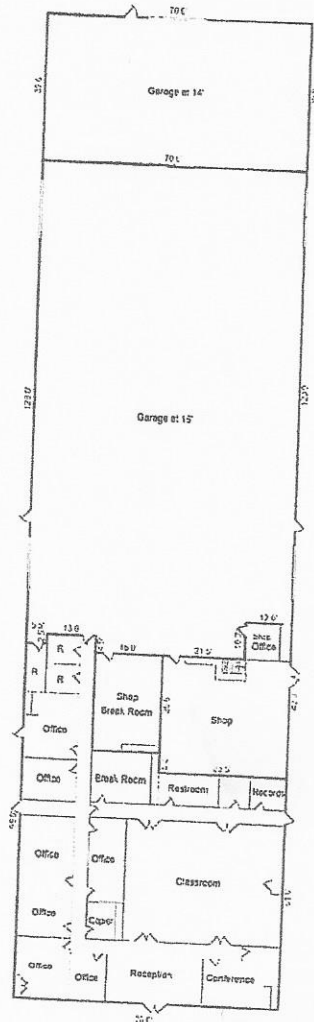


Improvements Plan



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width x
GBA1	Finished Office A	1.0	5026.0	335.0	5026.0	Finished Office A	97.5 x	13.0 =	1267.5
GBA2	Lightly Finished	1.0	481.5	89.5	481.5	Lightly Finished O	66.3 x	18.0 =	1192.5
GBA3	Shop	1.0	1192.0	151.0	1192.0	Shop	95.0 x	5.5 =	522.5
GBA4	Garage at 16'	1.0	8910.5	405.0	8910.5	Garage at 16'	61.0 x	33.5 =	2043.5
GBA5	Garage at 14'	1.0	2730.0	218.0	2730.0	Garage at 14'	26.8 x	18.0 =	481.5
						Garage at 16'	33.5 x	26.8 =	896.1
						Garage at 16'	33.5 x	5.3 =	175.9
						Garage at 16'	12.0 x	10.0 =	120.0
						Garage at 16'	130.0 x	18.0 =	2340.0
						Garage at 16'	130.0 x	21.5 =	2795.0
						Garage at 16'	125.5 x	18.5 =	2321.5
						Garage at 16'	170.0 x	12.0 =	1440.0
						Garage at 14'	5.5 x	2.5 =	13.8
						Garage at 14'	70.0 x	39.0 =	2730.0
Net BUILDING					(rounded) 18,340	14 total items	(rounded) 18,340		

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 301 Wilson Street, Martinsburg, WV 25401

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 1968

PDD PAD Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

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

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) ☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser/Tenant initial and complete items c, d, e, and f below)

c. _____ Purchaser has read the Lead Warning Statement above.

d. _____ Purchaser has received copies of all information listed above. _____ (If none listed, initial here.)

e. _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. Purchaser has (each Purchaser initial (i) or (ii) below):

(i) _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

IV. Agent's Acknowledgment (initial item 'g' below)

g. _____ Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligation under this law as evidenced by the Seller and the Purchaser having completed this form.

V. Certification of Accuracy

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

Donald P. Hensell 2-19-26
Seller Date

PADD LLC

Beggy A. Dalton 2-19-26
Seller Date

Chip Hensell 2-19-26
Agent Date

Chip Hensell

Purchaser Date

Purchaser Date

Agent Date

EPBR Lead Paint 8/2017

Hensell Realty Co, 31 Aikens Center Martinsburg WV 25404
Chip Hensell

Phone: (304)267-2958 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PADD LLC

Site Plan



NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

C.W. "Chip" Hensell III (printed name of licensee), affiliated with
Hensell Realty Co (brokerage name), is acting as the agent of:
☒ The Seller/Lessor ☐ The Buyer/Lessee
☐ The Seller/Lessor as a Designated Dual Agent. ☐ The Buyer/Lessee as Designated Dual Agent
☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>[Signature]</u> Seller/Lessor PADD LLC	<u>2-19-26</u> Date	<u> </u> Buyer/Lessee	<u> </u> Date
<u>[Signature]</u> Seller/Lessor	<u>2-19-26</u> Date	<u> </u> Buyer/Lessee	<u> </u> Date
<u> </u> Seller/Lessor	<u> </u> Date	<u> </u> Buyer/Lessee	<u> </u> Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature [Signature]
C.W. "Chip" Hensell III

Date 2-19-26

Licensee's Signature

Date



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

Hensell Realty Co, 31 Aikens Center Martinsburg WV 25404
Chip Hensell

REVISED OCT 17th 2024

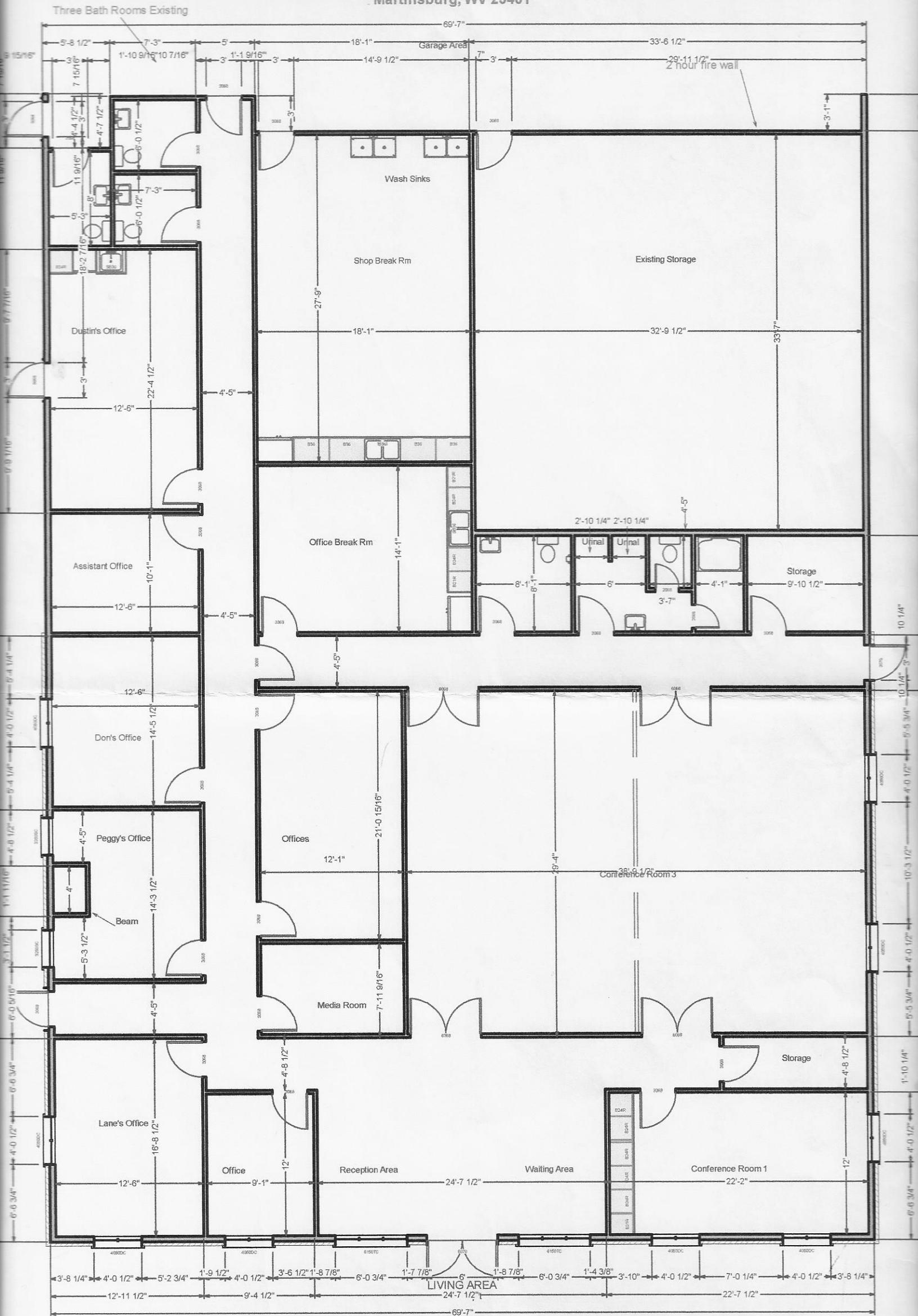
Phone: (304)267-2958

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PADD LLC

D&L WELD INC.
301 Wilson St.
Martinsburg, WV 25401



1. Enclose two gas furnaces with fire rated drywall
2. Alarm system to include heat sensors and smoke detectors as needed
3. Wall framing for exterior to be 2x6 with R-19 ins.