

**SELLER'S DISCLOSURE STATEMENT
FOR SALE OF COMMERCIAL REAL ESTATE**

The following is a disclosure statement, made by the SELLER to the SELLER's Real Estate Broker and to potential purchasers, concerning the condition of property commonly described as:

620 CHEROKEE STREET Leavenworth, Kansas 66048

1. Legal Description: _____

**LEAVENWORTH, PLT ORIG , BLOCK 74 , Lot 11 Plat Book/Page 1A /1 Lot Width: 024.0 Lot
Depth: 125.0 Deed Book/Page 07 /7581
0927/0801 004C/0237 0786/2051 0746/1870 0741/1089 0728/0338 0706/1806 0509/0565**

2. Property Owner: _____

3. Property Purchased By Current Owner on: _____

4. Property Purchased From: _____

5. General Description of Buildings and other Fixtures Located on Property:

6. Property is Zoned: _____

7. General Property Conditions: *(Please put additional comments and descriptions for items 7 [a thru s], 8 [a thru g], and 9 under Comments.*

- a. Is the property located in flood plain? Yes No Unknown
Are you aware of any flooding, drainage, or grading problems on the property? Yes No Unknown
- b. Are you aware of any geological or soil problems on the property? Yes No Unknown
- c. Are you aware of any zoning problems or non-conforming uses? Yes No Unknown
- d. Are you aware of any restrictive covenants or other restrictions on the use of the property? Yes No Unknown
- e. Are you aware of any person (or entity) other than the SELLER who has a lease or any other legal or equitable interest in the property? Yes No Unknown

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- f. Are you aware of any special assessments or improvement district presently in effect, or to become effective in the future, on the property? Yes No Unknown
- g. Are you aware of any existing applications for a change in the zoning or platting of the property or of adjacent land? Yes No Unknown
- h. Is the property connected to a city water system?
If no, please explain type of water system on Comments page. Yes No Unknown
- i. If a water well is located on the property, has the water been tested?
If yes, please give date and results of last test on Comments page. Yes No Unknown
- j. Is property connected to the city sewer?
Are you aware of any problems with the sewer system located on the property? Yes No Unknown
 Yes No Unknown
- k. Has the property been tested for the presence of radon gas?
If yes, please give test results under Comments. Yes No Unknown
- l. Are you aware of any underground storage tanks located on the property?
If yes, please describe and indicate the type or types of tanks under Comments. Yes No Unknown
- m. Are you aware of any soil or groundwater contamination on the property?
If yes, please describe nature and extent under Comments. Yes No Unknown
- n. Are you aware of any Environmental Assessment or Audit that has been conducted on the property?
If yes, please give results of assessment or audit under Comments. Yes No Unknown
- o. Are you aware of any hazardous substance which has been disposed of, or stored in or at the property? Yes No Unknown
- p. Are you aware of any environmental conditions or incidents on, at, or over the property which could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory? Yes No Unknown

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- q. Are you aware of any other environmental problems or risks on adjacent property? Yes No Unknown
- r. Are you aware of any property shared in common with adjoining landowners such as walls, roads, fences, and driveways? Yes No Unknown
- s. Are you aware of any unrecorded right-of-way, easements, or similar matters which may effect the use of the property? Yes No Unknown

8. Condition of Buildings or other Fixtures located on the property:

- a. Are you aware of any heating, air conditioning, plumbing, or electrical problems in any building located on the property?
If yes, please describe each problem of which you are aware under Comments. Yes No Unknown
- b. Are you aware of any insect infestation in any building or other fixture located on the property? Yes No Unknown
- c. Are you aware of any leaks or other problems with the roof(s) of any building(s) located on the property? Yes No Unknown
- d. Are you aware of any water leakage in the basement of any buildings located on the property? Yes No Unknown
- e. Are you aware of any buildings or other fixtures located on the property which have structural problems? Yes No Unknown
- f. Are you are of any asbestos present in any building or other fixtures located on the property? Yes No Unknown
- g. Are you aware of any damage to any building or other fixture located on the property from fire, wind, flood or earth movement? Yes No Unknown

- 9. Are you aware of any other facts or information relating to the property which may be material to a potential purchaser which have not been disclosed above: Yes No Unknown

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