



After Hours Farm
4175 Cigar Lane
54.25± Acres | Fayette County
\$5,850,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com





One of only two private farms located within the Kentucky Horse Park, 4175 Cigar Lane is the rarest of exclusive offerings.

With 54.25 acres of 100% prime farmland or farmland of statewide importance, the fine soils here have nurtured horses for generations. The farm's history begins in 1777 when Patrick Henry, then Governor of Virginia, granted 9,000 acres of land in the .Kentucky .Territory to his brother-in-law, William Christian, including the land that became the Kentucky Horse Park. Since that time, trotting horses, Thoroughbreds, Standardbreds and, more recently, sport horses have been cultivated here.

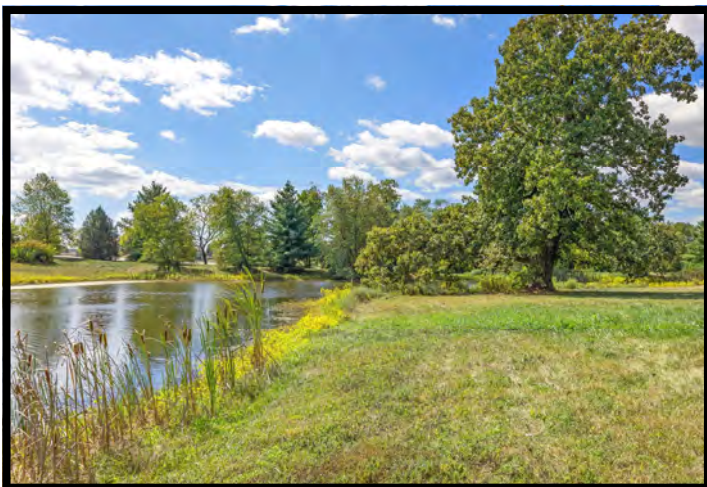
With its elite location tucked aside the KHP, the farm also boasts modern amenities for competing horses. Equestrians can easily hack to the show grounds from the farm, making the quick jaunt with ease, avoiding trailers & unfamiliar barns.

Fine training facilities include a self-irrigated 225' x 115' Ebb and Flow arena, six-stall center aisle barn complete with feed room, tack room, and 2 wash stalls.

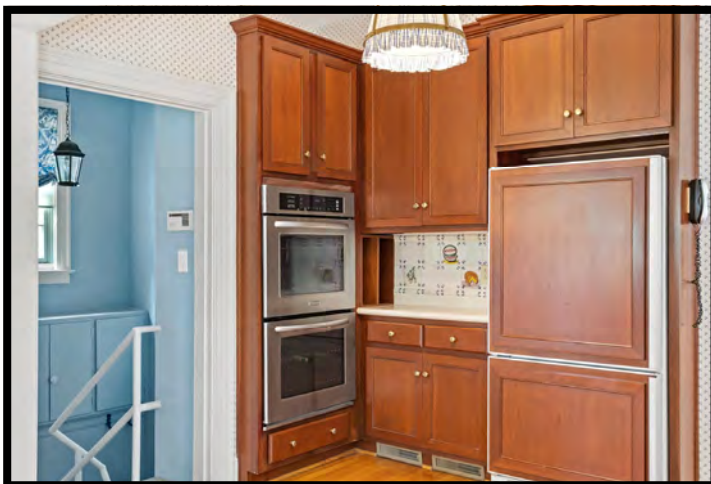
Dotted with ancient burr oaks, the farm boasts a 2± acre spring-fed pond & traditional rock fencing. Mature as well as recently-updated landscaping alongside brick patios lend a resort feel to the equine oasis. The charming main residence, two guest suites, and a manager's home contribute seven bedrooms, with ample space for hosting guests or housing employees.

Past stewards of the farm arranged a generous conservation plan, uniquely allowing for trailers/campers, temporary structures during the months of April to September, for "agriculture, including show or sport uses."

For guidance reviewing relevant easements, please contact Broker Zach Davis for connection to an expert team.







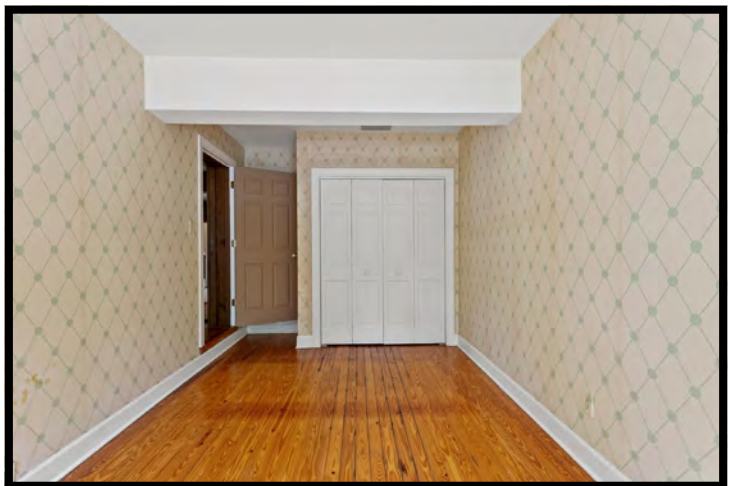


















All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

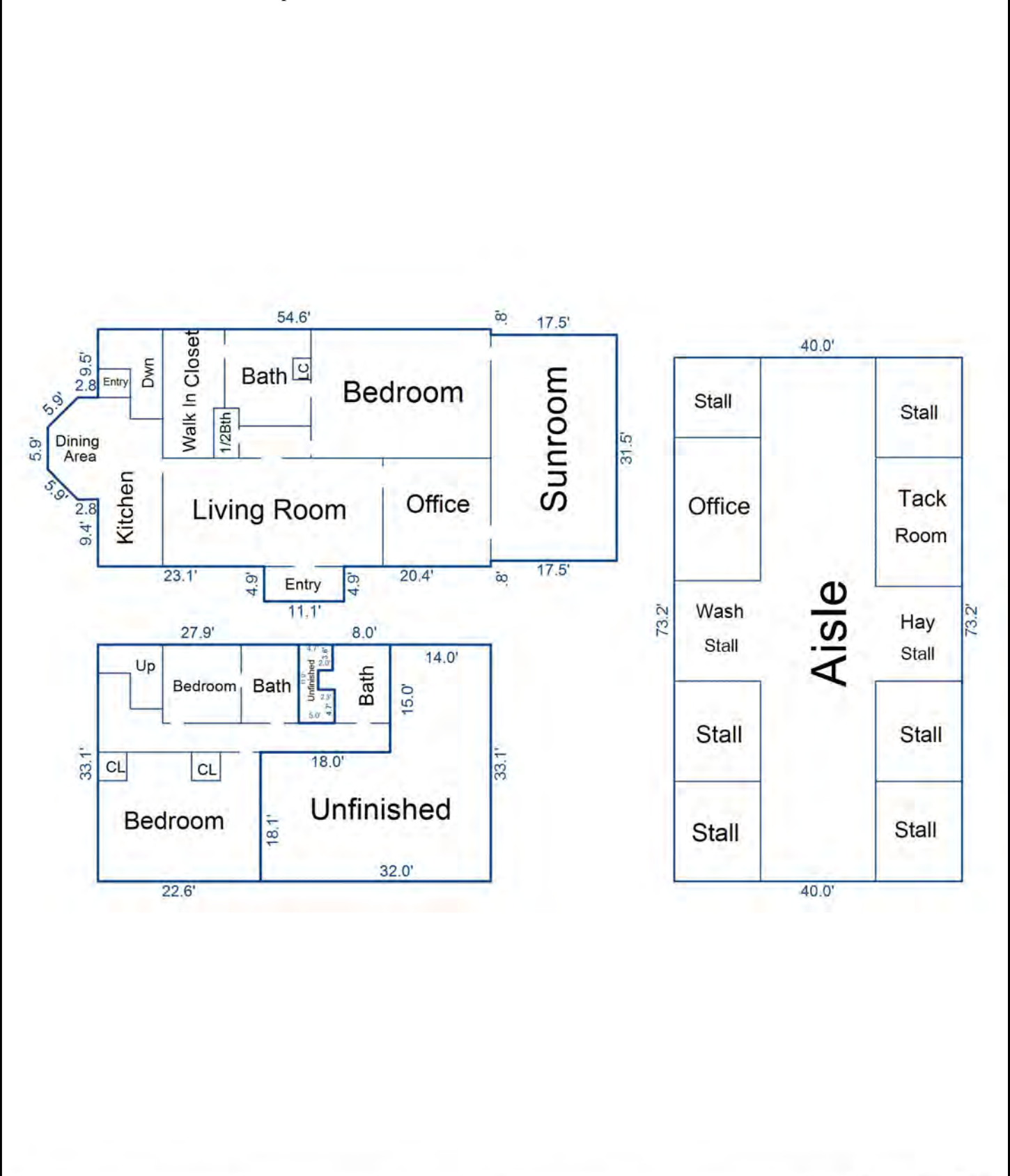
SKETCH ADDENDUM

Intended User

Property Address 4175 Cigar Lane

City LexingtonCounty FayetteState KYZip Code 40511

Client Zach Davis c/o Kirkpatrick & Co

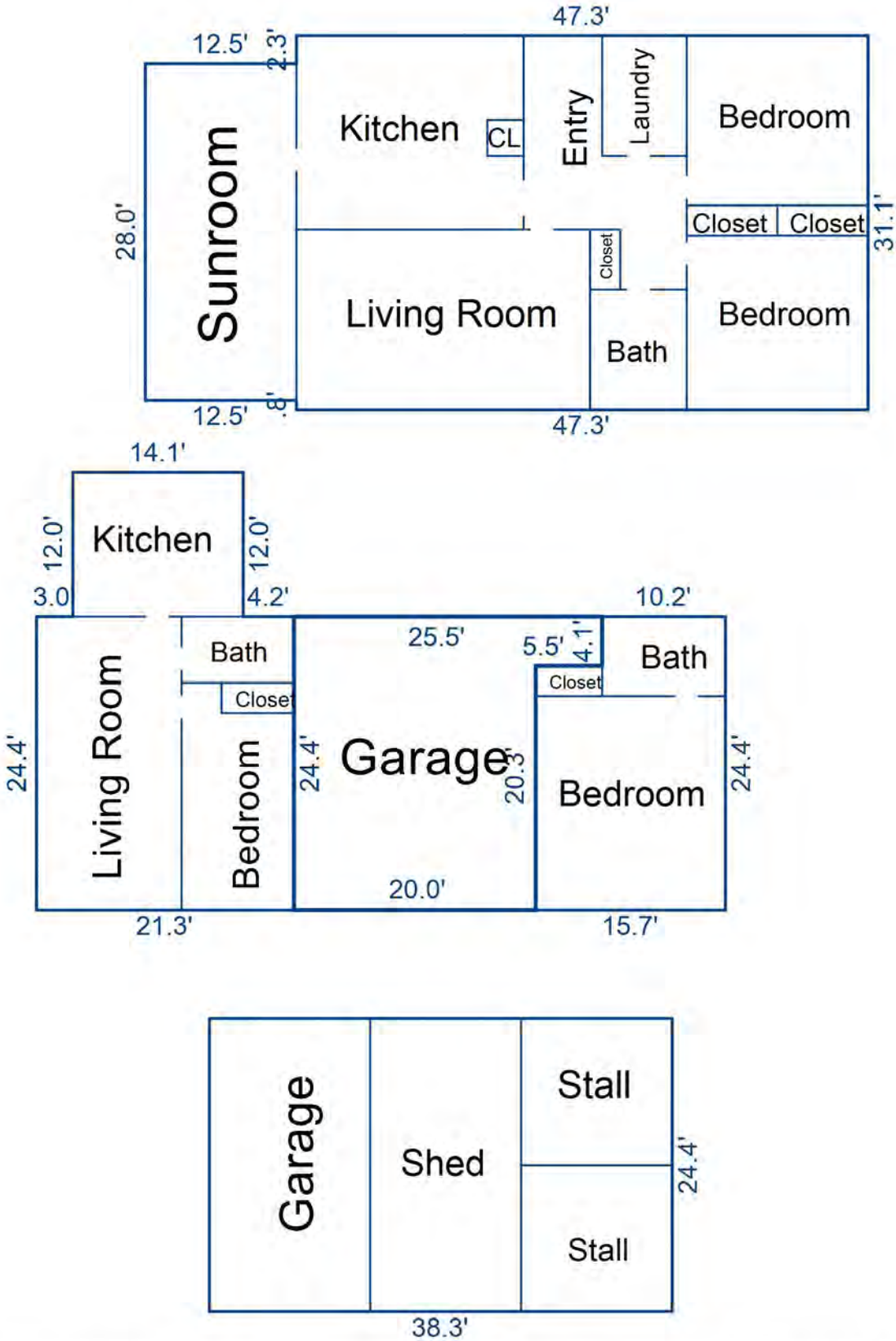


Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First floor	1.0	2494.7	229.3	2494.7	First floor		31.5 x	17.5 =	551.3
BSMT	Unfinished Base	1.0	789.2	130.2				11.1 x	4.9 =	54.4
	Finished baseme	1.0	970.4	174.0				54.6 x	33.1 =	1807.3
	Unfinished Base	1.0	47.7	36.0	1807.3			7.0 x	5.9 =	41.1
OTH	Barn	1.0	2928.0	226.4	2928.0		0.5 x	2.8 x	0.0 =	0.1
							0.5 x	5.8 x	2.9 =	8.5
								4.1 x	2.8 =	11.7
							0.5 x	5.9 x	3.0 =	8.7
								4.2 x	2.8 =	11.7
Net LIVABLE				(rounded)	2,495	9 total items	(rounded)			2,495

SKETCH ADDENDUM

Intended User				
Property Address 4175 Cigar Lane				
City Lexington	County Fayette	State KY	Zip Code 40511	
Client Zach Davis c/o Kirkpatrick & Co				



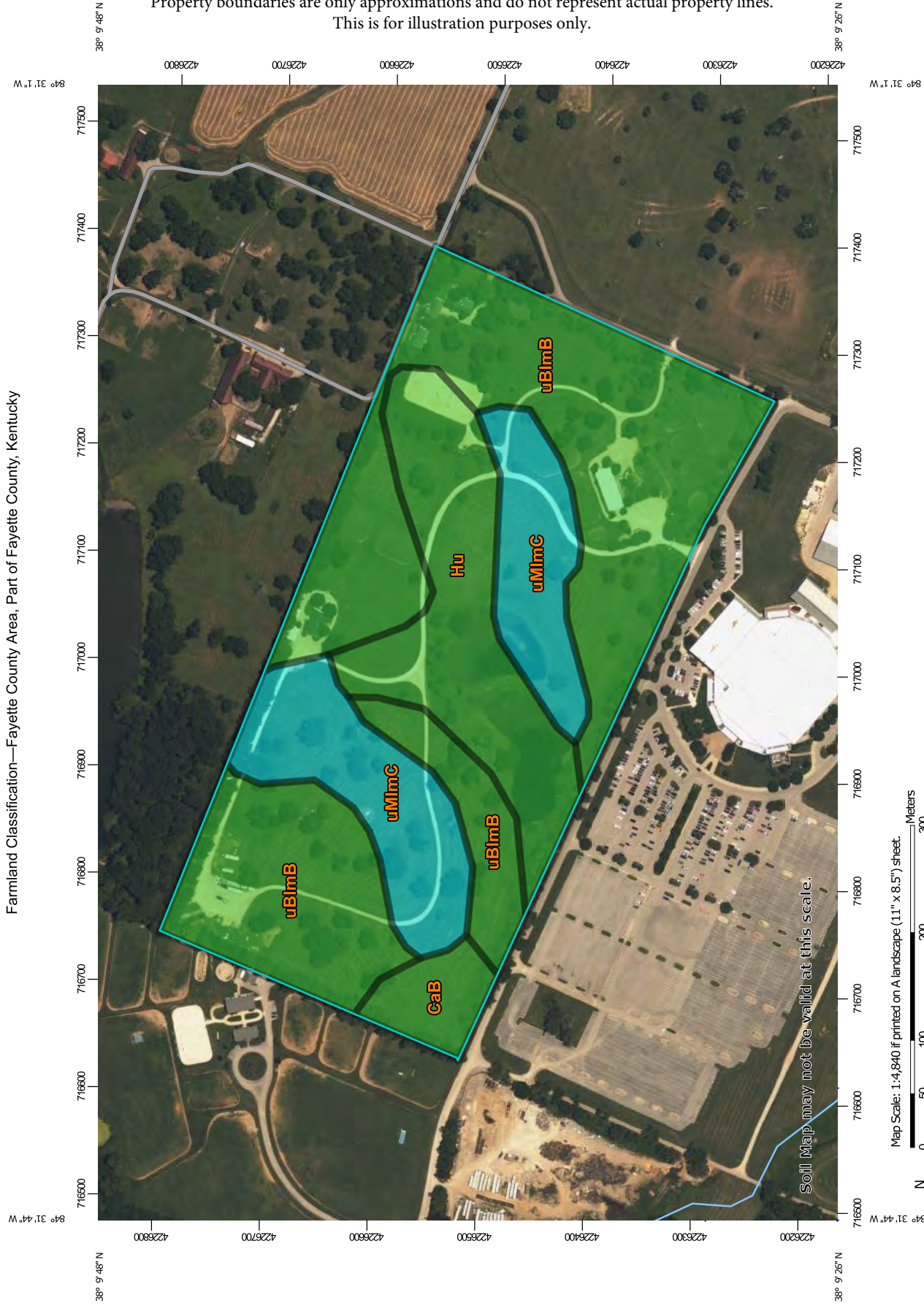
Sketch by Apex Sketch

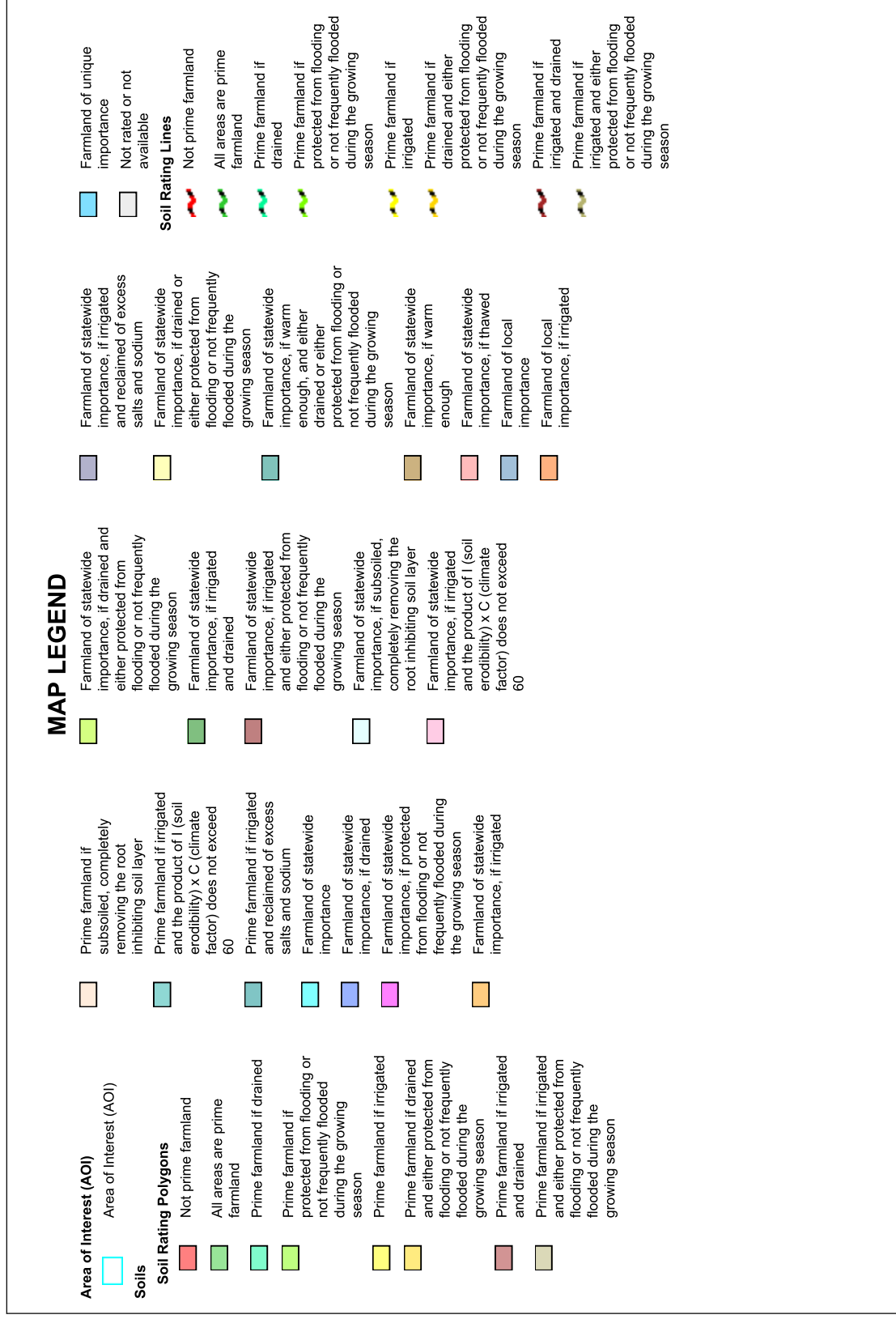
AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GAR	Garage	1.0	510.6	99.8	510.6					
OTH	Garage Apartme	1.0	688.9	115.4						
	Bedroom/Bath	1.0	360.5	80.2						
	Equipment Shed	1.0	934.5	125.4						
	Guest House	1.0	1821.0	181.8	3805.0					
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4175 Cigar Lane, Lexington, Fayette County, KY—54.25 Acres±



































Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

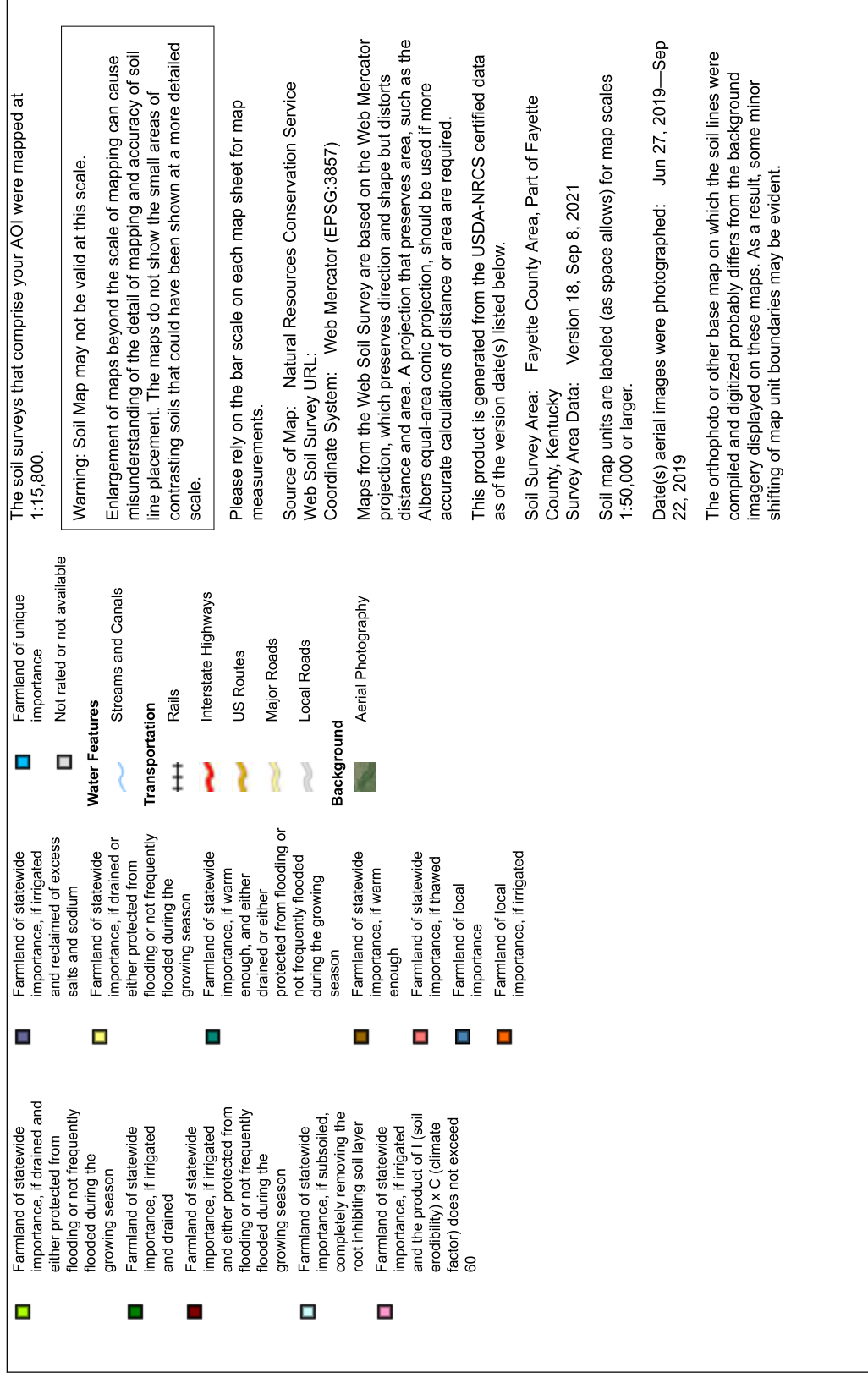




Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	2.1	3.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.3	18.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	30.7	56.7%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	11.2	20.6%
Totals for Area of Interest			54.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 4001 Iron Works Pike aka 4175 Cigar Lane, Lexington, Kentucky 40511

DATE:

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

1. MAIN RESIDENCE – HOUSE SYSTEMS

Are you aware of any problems affecting:

- (a) Electrical wiring
- (b) Air Conditioning
- (c) Plumbing/Septic
- (d) Heating
- (e) Pool/Hot tubs/Sauna
- (f) Appliances
- (g) Doors and windows

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2. MAIN RESIDENCE – FOUNDATION

- (a) Are you aware of any problems concerning the basement?
- (b) Are you aware of any problems concerning sliding, settling, movement
upheaval, or earth stability?
- (c) Are you aware of any defects or problems relating to the foundation?

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3. MAIN RESIDENCE – ROOF

- (a) Has the roof ever leaked?
- (b) Has the roof ever been repaired?
- (c) Do you know of any problems with the roof?

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4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT

- (a) Was residence built before 1978?
- (If yes, seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".)

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5. DRAINAGE

- (a) Is this property located in a flood plain zone?
- (b) Has the property ever had a drainage, flooding or grading problem?

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6. BOUNDARIES

- (a) Have you ever had a survey of your property?
- (b) Do you know the boundaries of your property?
- (c) Are the boundaries of your property marked in any way?
- (d) Are you aware of any encroachments, recorded or unrecorded easements
relating to this property?
- (e) Is there any common fencing? If yes, explain any agreement and common
maintenance.
- (f) Any improvements shared in common with adjoining or adjacent properties?

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7. HOMEOWNER'S ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association?
If yes, please supply copy of rules and regulations.

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8. WATER

- (a) Are all the improvements connected to a public water system?
- (b) IF NOT, please state your water sources and explain.
- (c) Has your water system ever gone dry? If yes, explain.
- (d) Are you aware of any problems with your water lines and/or waterers?
- (e) Is your water supply shared with anyone else?

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9. AUXILIARY HOUSES

- (a) Are you aware of any problems affecting any of the mechanical systems, structure
Or roof on any of the auxiliary houses?
- (b) Were any auxiliary houses built before 1978?
- (If yes seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".)

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10. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems,
Structure, or roof on any of the barns or outbuildings?

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	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Electric lines.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Septic/Field lines.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o) Have you ever had a soil analysis done?..... If yes, by whom and when.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			

The seller is acting in his capacity as the manager of Black Fences, LLC has no knowledge of the property's condition, past or present.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <i>KC Jones</i> SELLER Manager, Black Fences LLC </div> <div style="display: inline-block; vertical-align: bottom; margin-left: 10px;"> June 16 2022 DATE 3:20 PM TIME </div>	<div style="border: 1px solid black; width: 150px; height: 20px; margin: 5px 0;"></div> <div style="display: inline-block; vertical-align: bottom; margin-left: 10px;"> SELLER DATE TIME </div>
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IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

<div style="border: 1px solid black; width: 350px; height: 20px; margin: 5px 0;"></div> <div style="display: inline-block; vertical-align: bottom; margin-left: 10px;"> BUYER DATE TIME </div>	<div style="border: 1px solid black; width: 350px; height: 20px; margin: 5px 0;"></div> <div style="display: inline-block; vertical-align: bottom; margin-left: 10px;"> BUYER DATE TIME </div>
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If you have specific questions please consult an attorney.
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

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.

Property Address

4001 Iron Works Pike aka 4175 Cigar Lane -- Main Residence & Guest Quarters

City
Lexington

State
KY

Zip
40511

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. 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. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

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. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) 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.


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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: <u>Manager of Black Ferris, LLC - owned by a Trust</u>				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				


Seller Initials

6/16/22 ³²⁰ PM
Date/Time


Buyer Initials

Date/Time

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane – Main Residence & Guest Quarters

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane -- Main Residence & Guest Quarters

f. Have you ever had the roof replaced? ☐ ☐ ☐ ☒

If so, when?

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Explain:

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☐ ☐ ☒

Please explain any deficiencies noted in this Section:

5. LAND / DRAINAGE

N/A YES NO UN-
KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:

1) Soil stability

☐ ☐ ☐ ☒

2) Drainage, flooding, or grading

☐ ☐ ☐ ☒

3) Erosion

☐ ☐ ☐ ☒

4) Outbuildings or unattached structures

☐ ☐ ☐ ☒

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?

☐ ☐ ☐ ☒

If so, what is the flood zone?

c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?

☐ ☐ ☐ ☒

Please explain any deficiencies noted in this Section:

6. BOUNDARIES

N/A YES NO UN-
KNOWN

a. Have you ever had a staked or pinned survey of the property performed?

☐ ☐ ☐ ☒

b. Are you in possession of a copy of any survey of the property?

☐ ☐ ☐ ☒

c. Are the boundaries marked in any way?

☐ ☐ ☐ ☒

Explain:

d. Do you know the boundaries?

☐ ☐ ☐ ☒

Explain:

e. Are there any encroachments or unrecorded easements relating to the property?

☐ ☐ ☐ ☒

Explain:

7. WATER

N/A YES NO UN-
KNOWN

a. Source of water supply:

b. Are you aware of below normal water supply or water pressure?

☐ ☐ ☐ ☒

c. Has your water ever been tested? If so, attach the results or explain.

☐ ☐ ☐ ☒

Explain:

8. SEWER SYSTEM

N/A YES NO UN-
KNOWN

a. Property is serviced by:

1. Category I: Public Municipal Treatment Facility

☐ ☐ ☐ ☒

2. Category II: Private Treatment Facility

☐ ☐ ☐ ☒

3. Category III: Subdivision Package Plant

☐ ☐ ☐ ☒

4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)

☐ ☐ ☐ ☒

5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal

☐ ☐ ☐ ☒

6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system

☐ ☐ ☐ ☒

7. Category VII: No Treatment/Unknown

☐ ☐ ☐ ☒

Name of Servicer:

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer):

Date of last inspection (septic):

Date last cleaned (septic):

c. Are you aware of any problems with the sewer system?

☐ ☐ ☐ ☒

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane -- Main Residence & Guest Quarters

		N/A	YES	NO	UN- KNOWN
9. CONSTRUCTION / REMODELING					
a.	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:					
10. HOMEOWNER'S ASSOCIATION (HOA)					
a.	1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate					
c.	Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:					
11. HAZARDOUS CONDITIONS					
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT					
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, which may cause certain health risks.					
c.	Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RADON DISCLOSURE REQUIREMENT					
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."					
e.	1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2) If yes, what were the results?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2) If yes, is it functioning properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT					
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.					
g.	1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:					
12. MISCELLANEOUS					
a.	Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane – Main Residence & Guest Quarters

Explain:

e. Has this house ever been damaged by fire or other disaster?

☐ ☐ ☐ ☒

Explain:

☐ ☐ ☐ ☒

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☐ ☒

g. Has this house ever had pets living in it?

☐ ☐ ☐ ☒

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☐ ☒

13. ADDITIONAL INFORMATION

N/A YES NO UN-KNOWN

Do you know anything else about the property that should be disclosed to the Buyer?

☐ ☐ ☐ ☒

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

The seller is acting in his capacity as the manager of Black Fences, LLC has no knowledge of the property's condition, past or present.

there is a deed of conservation easement in place.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature Date Seller Signature Date

X *[Signature]* *6/16/22* X *[Signature]*

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, *Manager, Black Fences, LLC* (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature Date Seller Signature Date

X *[Signature]* X *[Signature]*

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature Date Seller Signature Date

X *[Signature]* X *[Signature]*

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name Broker / Agent Signature Date

X *[Signature]*

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature Date Buyer Signature Date

X *[Signature]* X *[Signature]*

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

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.

Property Address

4001 Iron Works Pike aka 4175 Cigar Lane – Manager's Home

City Lexington	State KY	Zip 40511
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PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. 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. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

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. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) 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.


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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: <u>Manager of Black Fences, LLC - owned by a trust</u>				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				


Seller Initials

6/16/22
Date/Time


Buyer Initials

Date/Time

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane – Manager's Home

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane – Manager's Home

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any deficiencies noted in this Section:				

5. LAND / DRAINAGE

	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If so, what is the flood zone?				
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any deficiencies noted in this Section:				

6. BOUNDARIES

	N/A	YES	NO	UN- KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

7. WATER

	N/A	YES	NO	UN- KNOWN
a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

8. SEWER SYSTEM

	N/A	YES	NO	UN- KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):				
Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any deficiencies noted in this Section:				

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane – Manager's Home

9. CONSTRUCTION / REMODELING

N/A YES NO UN-
KNOWN

a. Have there been any additions, structural modifications, or other alterations made?

☐ ☐ ☐ ☒

b. If so, were all necessary permits and government approvals obtained?

☐ ☐ ☐ ☒

Explain:

10. HOMEOWNER'S ASSOCIATION (HOA)

N/A YES NO UN-
KNOWN

a. 1) Is the property subject to rules or regulations of a HOA?

☐ ☐ ☐ ☒

2) If yes, what is the yearly assessment?

3) HOA Name:

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

b. Is the property a condominium?

☐ ☐ ☐ ☒

If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate

c. Are you aware of any condition that may result in an increase in taxes or assessments?

☐ ☐ ☐ ☒

d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

☐ ☐ ☐ ☒

e. Are there any pet or rental restrictions?

☐ ☐ ☐ ☒

Explain:

11. HAZARDOUS CONDITIONS

N/A YES NO UN-
KNOWN

a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?

☐ ☐ ☐ ☒

b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)

☐ ☐ ☐ ☒

LEAD BASED PAINT DISCLOSURE REQUIREMENT

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, which may cause certain health risks.

c. Was this house built before 1978?

☐ ☐ ☐ ☒

d. Are you aware of the existence of lead-based paint in or on this house?

☐ ☐ ☐ ☒

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

e. 1) Are you aware of any testing for radon gas?

☐ ☐ ☐ ☒

2) If yes, what were the results?

☐ ☐ ☐ ☒

f. 1) Is there a radon mitigation system installed?

☐ ☐ ☐ ☒

2) If yes, is it functioning properly?

☐ ☐ ☐ ☒

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

g. 1) Is the property currently contaminated by the production of methamphetamine?

☐ ☐ ☐ ☒

2) If no, has the property been professionally decontaminated from methamphetamine contamination?

☐ ☐ ☐ ☒

Explain:

12. MISCELLANEOUS

N/A YES NO UN-
KNOWN

a. Are you aware of any existing or threatened legal action affecting this property?

☐ ☐ ☐ ☒

b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?

☐ ☐ ☐ ☒

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?

☐ ☐ ☐ ☒

d. Are there any warranties to be passed on?

☐ ☐ ☐ ☒

PROPERTY ADDRESS: 4001 Iron Works Pike aka 5175 Cigar Lane -- Manager's Home

Explain:

e. Has this house ever been damaged by fire or other disaster?

☐ ☐ ☐ ☒

Explain:

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☐ ☒

g. Has this house ever had pets living in it?

☐ ☐ ☐ ☒

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☐ ☒

13. ADDITIONAL INFORMATION

N/A YES NO UN-KNOWN

Do you know anything else about the property that should be disclosed to the Buyer?

☐ ☐ ☐ ☒

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

The seller is acting in his capacity as the manager of Black Fences, LLC has no knowledge of the property's condition, past or present.

There is a deed of conservation easement in place.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature

Date

Seller Signature

Date

X Manager, Black Fences 6/16/22

X

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature

Date

Seller Signature

Date

X

X

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature

Date

Seller Signature

Date

X

X

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name

Broker / Agent Signature

Date

X

X

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature

Date

Buyer Signature

Date

X

X