

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SPD19C-2-18) (Mandatory 2-18)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE (COMMERCIAL)

☐ Supplement to Residential)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not.

Note: The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: DEC. 13, 2024

Purchase Date: 6-18-21

Property Address: 715 Monument Rd Ponca City, OK 74604

Seller: Pioneer Worldwide PC, LLC

Year Built: 1963 2.14 AC

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Structural problems	<input type="checkbox"/>	No
2	Moisture and/or water problems	<input type="checkbox"/>	No
3	Damage due to termites, other insects, birds, animals or rodents	<input type="checkbox"/>	No
4	Damage due to hail, wind, fire, flood or other casualty	<input type="checkbox"/>	No
5	Cracks, heaving or settling problems	<input type="checkbox"/>	No
6	Exterior wall or window problems	<input type="checkbox"/>	No
7	Exterior Artificial Stucco (EIFS)	<input type="checkbox"/>	No
8		<input type="checkbox"/>	
9		<input type="checkbox"/>	

B.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Roof leak	<input type="checkbox"/>	New Roof Early 2023
2	Damage to roof	<input type="checkbox"/>	No
3	Skylight problems	<input type="checkbox"/>	None
4	Gutter or downspout problems	<input type="checkbox"/>	None - Plan to Add

5	Other Roof problems	<input type="checkbox"/>	None
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	

B-1.	ROOF – Other Information: Do you know of the following on the Property:	Yes	Comments
1	Roof under warranty until <u>Checking</u> Transferable <u>TBD</u>	<input type="checkbox"/>	Checking for warranty
2	Roof work done while under current roof warranty	<input type="checkbox"/>	
3	Roof material: <u>Composition</u> Age <u>1+</u>	<input type="checkbox"/>	Verifying is still transferable
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

C.	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following check the “Yes” column:	Yes	Comments
1	Light fixtures	<input type="checkbox"/>	None - Exterior lighting being installed Sub Grade Exterior
2	Switches & outlets	<input type="checkbox"/>	None on interior units
3	Electrical Service	<input type="checkbox"/>	All Units wired - New Panel in Apts Not Connected
4	Telecommunications system, equipment or service	<input type="checkbox"/>	N/A
5	Inside wiring & block/jacks	<input checked="" type="checkbox"/>	
6		<input type="checkbox"/>	Main Run to Power Needs Run to 3 new
7		<input type="checkbox"/>	Transformers - Provided by Ponca City

C-1.	ELECTRICAL & TELECOMMUNICATIONS – Other Information: Do you know of the following on the Property:	Yes	Comments
1	<input type="checkbox"/> 220 volt service <input type="checkbox"/> Phase 3	<input type="checkbox"/>	220 will be added if Dryers Electric, Checking for Gas to Dryers
2	Aluminum wiring at the outlets (110)	<input type="checkbox"/>	Copper
3	Electrical Service: Amps <u>125</u>	<input type="checkbox"/>	Double Checking Amps
4	Telecommunication System, Equipment or Service (T-1, fiber, cable, satellite) Name of Provider: _____	<input type="checkbox"/>	None yet
5		<input type="checkbox"/>	Note: Common Laundry Room 4 Washers 4 Dryers
6		<input type="checkbox"/>	

D.	MECHANICAL If you know of any problems NOW EXISTING with the following check the “Yes” column:	Yes	Age If Known	Comments
1	Elevator	<input type="checkbox"/>	None	
2	Lifts or Hoists	<input type="checkbox"/>	None	
3	Fire suppression and/or sprinkler system	<input checked="" type="checkbox"/>		Dry System Outside - Wet System Inside
4	Escalator	<input type="checkbox"/>	None	
5		<input type="checkbox"/>		
6		<input type="checkbox"/>		

E.	VENTILATION, AIR, HEAT If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Age If Known	Comments
1	Heating system	<input checked="" type="checkbox"/>		New SPLIT Systems installed not connected yet
2	Air conditioning	<input checked="" type="checkbox"/>		Installed but never used as yet - not connected
3	Vent fans	<input type="checkbox"/>	Vented	Bathroom Yet - Kitchen no
4	Humidifier	<input type="checkbox"/>	None	
5	Air purifier	<input type="checkbox"/>	None	
5	Fireplace	<input type="checkbox"/>	None	A Few ornamental Brick - NO Wood Burning
6	Evaporative cooler	<input type="checkbox"/>	None	
7		<input type="checkbox"/>		
8		<input type="checkbox"/>		

E-1.	VENTILATION, AIR, HEAT - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Heating system: Type _____ Fuel _____ Type _____ Fuel _____	<input type="checkbox"/>		ALL SPLIT SYSTEMS ONLY
2	Air conditioning system: Type _____ Fuel _____ Type _____ Fuel _____	<input type="checkbox"/>		ALL SPLIT SYSTEMS ONLY
3	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know	N/A		
4	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type _____	No		
6		<input type="checkbox"/>		
7		<input type="checkbox"/>		

F.	WATER SUPPLY Do you know of the following on the Property:
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: <u>none</u> <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.

G.	WATER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Water system (including lines and water pressure)	<input type="checkbox"/>	need pressure tested
2	Water heater(s)	<input type="checkbox"/>	3 @ 100 Gallon Boilers - Central Circulating System
3	Water filter system	<input type="checkbox"/>	No
4	Water softener	<input type="checkbox"/>	No
5	Well	<input type="checkbox"/>	No
6	Water System Pump	<input type="checkbox"/>	No
7		<input type="checkbox"/>	
8		<input type="checkbox"/>	

G-1.	WATER - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments

1	Water heater: Number of <u>3</u> Boilers - Circulating System Fuel type <u>GAS</u> Capacity <u>3 @ 100 Gallons Each</u>	<input type="checkbox"/>	None	
2	Well Metered	<input type="checkbox"/>	N/A	
3	Well - Date of last inspection _____	<input type="checkbox"/>	N/A	
4	Galvanized pipe	<input type="checkbox"/>	No	
5	Polybutylene pipe	<input type="checkbox"/>	Yes	
6	Water line size _____	<input type="checkbox"/>		Main Runs 2" then to 1/2" to each unit
7		<input type="checkbox"/>		
8		<input type="checkbox"/>		

H.	SEWER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)	<input type="checkbox"/>	New PVC
2	Lift station (sewage ejector pump)	<input type="checkbox"/>	All Gravity Flow
3	Sump pump(s) # of _____	<input type="checkbox"/>	No
4	Grey water storage/use	<input type="checkbox"/>	No
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	

H-1.	SEWER - Other Information: Do you know of the following on the Property:
1	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon
2	If a septic system, date latest Individual Use Permit issued: <u>N/A</u>
3	If a septic system, date of latest inspection: <u>N/A</u>
4	If a septic system, date of latest pumping: <u>N/A</u>
5	

I.	FLOODING AND DRAINAGE If you know of any problem EVER EXISTING on the Property check the "Yes" column:	Yes	Comments
1	Flooding or drainage	<input type="checkbox"/>	CMU Basement to Drainage Ditch Elevation Above Flood Plain
2	Never seen standing Water in Sub-grade parking	<input type="checkbox"/>	For Transformers - East/Back of Bldg Drainage Ditch

I-1.	DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:	Yes	Comments
1	Drainage, retention ponds	<input type="checkbox"/>	Drainage Ditch
2		<input type="checkbox"/>	

J.	OTHER DISCLOSURES - INCLUSIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment	<input type="checkbox"/>	None
2	Stains on carpet	<input type="checkbox"/>	None
3	Floors and sub-floors	<input type="checkbox"/>	None

4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

II. GENERAL

K.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use	<input type="checkbox"/>	No
2	Notice or threat of condemnation proceedings	<input type="checkbox"/>	No - Posted only for Police Power Purposes
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved	<input type="checkbox"/>	No
4	Notice of zoning action related to the Property	<input type="checkbox"/>	No
5	Building code, city or county violations	<input type="checkbox"/>	None M.A.P. Plans - Satisfied
6	Violation of restrictive covenants or owners' association rules or regulations	<input type="checkbox"/>	N/A
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or the designated approving body	<input type="checkbox"/>	N/A
8	Any additions or alterations made	<input type="checkbox"/>	None - 1 year halted for Stamped Plan - Satisfied
9	Notice of ADA complaint or report	<input type="checkbox"/>	None Required
10	Other legal action	<input type="checkbox"/>	None Known
11	Archeological or historical designation on the Property	<input type="checkbox"/>	None Known
12	Threatened or Endangered species on the Property	<input type="checkbox"/>	None Known
13		<input type="checkbox"/>	Plans for City Required MAP Design - Satisfied
14		<input type="checkbox"/>	

L.	ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
1	Any access problems	<input type="checkbox"/>	2 Means of Ingress and Egress off Red Oak & Monument Rd
2	Roads, driveways, trails or paths through the Property used by others	<input type="checkbox"/>	No
3	Public highway or county road bordering the Property	<input type="checkbox"/>	No
4	Any proposed or existing transportation project that affects or is expected to affect the Property	<input type="checkbox"/>	No
5	Encroachments, boundary disputes or unrecorded easements	<input type="checkbox"/>	None Known
6	Shared or common areas with adjoining properties	<input type="checkbox"/>	None Known
7	Requirements for curb, gravel/paving, landscaping	<input type="checkbox"/>	None Known
8		<input type="checkbox"/>	
9	70 PARKING SPACES + 1 Handicap	<input type="checkbox"/>	City is not concerned with parking per 12-11-24 MTG

M.	ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property check the "Yes" column:	Yes	Comments
1	Hazardous materials on the Property, such as	<input type="checkbox"/>	None Known

	radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products	<input type="checkbox"/>	None Known
2	Underground storage tanks	<input type="checkbox"/>	None Known ***
3	Aboveground storage tanks	<input type="checkbox"/>	None Known
4	Underground transmission lines	<input type="checkbox"/>	None Known
5	Used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill	<input type="checkbox"/>	None Known
6	Monitoring wells or test equipment	<input type="checkbox"/>	None Known
7	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property	<input type="checkbox"/>	None Known
8	Mine shafts, tunnels or abandoned wells on the Property	<input type="checkbox"/>	None Known
9	Within governmentally designated geological hazard or sensitive area	<input type="checkbox"/>	None Known
10	Within governmentally designated flood plain or wetland area	<input type="checkbox"/>	No
11	Dead, diseased or infested trees or shrubs	<input type="checkbox"/>	No
12	Environmental assessments, studies or reports done involving the physical condition of the Property	<input type="checkbox"/>	None Known
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	<input type="checkbox"/>	None Known
14	Other environmental problems	<input type="checkbox"/>	None Known
15	Grease or sand pits or traps	<input type="checkbox"/>	None Known
16	*** Swimming POOL	<input type="checkbox"/>	Plans to remove pool - Add Picnic Area
17		<input type="checkbox"/>	

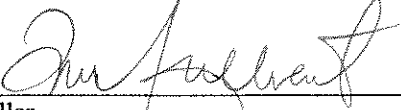

N.	OTHER DISCLOSURES – GENERAL If you know of any of the following NOW EXISTING check the "Yes" column:	Yes	Comments
1	Any part of the Property now leased to others (written or oral)	<input type="checkbox"/>	No
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property	<input type="checkbox"/>	No
3	Any property insurance claim ever submitted for the Property (whether paid or not)	<input type="checkbox"/>	None
4	Structural, architectural and engineering plans and/or specifications for any existing improvements	<input type="checkbox"/>	Yes - Floor Plans and MAP Plans
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards	<input type="checkbox"/>	None Known
6	Government special improvements approved, but not yet installed, that may become a lien against the Property	<input type="checkbox"/>	None Known
7	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	<input type="checkbox"/>	None
8	Signs: Government or private restriction problems	<input type="checkbox"/>	None Known
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property	<input type="checkbox"/>	None other than Liens
10		<input type="checkbox"/>	Will be cleared upon sale or upon solution
11		<input type="checkbox"/>	

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This Disclosure is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

The information contained in this Disclosure has been furnished by Seller, who certifies it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE**.

	<u>12/18/24</u>		<u>12/18/2024</u>
Seller	Date	Seller	Date

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects and vermin including termites;
- d. the legal use of the Property and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to inspect the Property when this Disclosure is filled in and signed.

3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.

4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.

5. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.

6. Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

7. Buyer receipts for a copy of this Disclosure.

_____	_____	_____	_____
Buyer	Date	Buyer	Date