This Disclosure should be completed by
the Seller/Lessor

Date: 10/18/2026

SELLER'S DISCLOSURE
Commercial/Industrial
PROPERTY INFORMATION REPORT

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. Broker shall deliver a copy of this Disclosure to the prospective buyer/lessee.

This Property Information Report is attached to and made a part of the Exclusive Agency Contract, dated 10/19/2026, between the Barbara A. Fulkerson ("Seller"), relating to certain real estate commonly know as 1029 South 6th Street, Louisville, KY 40203 (the "Property").

Seller hereby advises that Seller has knowledge of the presence of the following substances and/or items in, on or about the Property:

Substance/ Item	No Knowledge	Not Present	Present	Location
1. Asbestos	☑	☐	☐	
2. Industrial, Radioactive or Chemical Waste	☑	☐	☐	
3. Urea-Formaldehyde	☑	☐	☐	
4. Lead Based Paints	☑	☐	☐	
5. Radon Gas	☑	☐	☐	
6. PCBs and Electrical Tranformers, Capacitors or other Equipment contaning PCBs	☑	☐	☐	
7. Underground Storage Tanks	☑	☐	☐	
8. Waste Disposal Areas (e.g., former waste dump or landfill)	☑	☐	☐	
9. Other Toxic, Hazardous or Contaminated Substances (or present or past use thereof at the Property) identify:	☑	☐	☐	

Seller hereby advises that Seller has the following knowledge concerning the condition of the items set forth below:

	No Problems	Itemize any Problems - add sheet if necessary
10. Roof	☑	
11. Structure	☑	
12. HVAC System	☑	
13. Electrical System	☑	
14. Plumbing System	☑	
15. Surface Drainage	☑	

	No Problems	Itemize any Problems-add sheet if necessary
16. Windows & Doors	☑	
17. Paving	☑	
18. Ceiling & Lighting	☐	Replace Lights
19. Drains	☑	
20. Floors	☑	
21. Sub-Soil	☑	

To the best of Seller's actual knowledge, the subject property is zoned Corner Commercial with the restrictions and binding elements as follows:

22. Unpaid Assessments: (Curbs, gutters, street, sidewalks, sewer, water, etc.)

Are there any unpaid assessments? Yes ☐ No ☑ Explain:

Do you have any notice of any future assessments? Yes ☐ No ☑
Explain:
Do you have any knowledge of any possible contemplated assessments? Yes ☐ No ☐
Explain: (Include source and type of assessment)
Are there any local, state or federal agencies requiring repairs, alterations or corrections of any existing conditions? Yes ☐
No ☐ Explain:

Seller agrees (i) to disclose to _____ and all prospective buyers/tenants/subtenants all information in Seller's possession regarding the conditions of the Property and the presence at the Property of any of the substances or items listed above; (ii) to make available to _____ and all prospective buyers/tenants/subtenants all inspection reports pertaining to the condition of the Property and the presence or absence of such substances or items; and (iii) that _____ is hereby authorized to disclose to any prospective buyer/tenant/subtenant any information regarding the condition of the property and the presence of any such substances or items listed above.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. The Seller does not conduct investigations or analyses of environmental matters and, accordingly, urges prospective users to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petrochemical products stores in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of previous activities at the property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic and/or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

This statement is a Disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties the Buyer may wish to obtain. It is not a warranty of any kind by Seller or Warranty or representation of the listing agent, any cooperating broker and their agents, the Greater Louisville Association of REALTORS Inc., Metro Search, Inc. or the Kentucky Association of REALTORS. Any changes to the above will be disclosed by Seller to Buyer prior to closing. Seller/Buyer hereby acknowledge receipt of a copy of this Disclosure.

Seller and Buyer understand that _____ (Broker's Firm Name) in no way warrants or guarantees the above information on the property.

Seller declines to provide the information on this form. ☐ ☐

Date: 10/18/20 By: Barbara Sullivan

Date: _____ By: _____