

SELLER DISCLOSURE FOR COMMERCIAL OPERATION

1. Legal: Fleetwelding Service, Recording Dist.: _____; Size: _____

2. Zoning: _____, Current Property Taxes _____

3. Are there any subd. covenants prohibiting its present use; Yes _____ No

4. Utilities Available: Electric; Yes No _____, Water; Yes _____ No

Sewer; Yes _____ No , On site generator(s); Yes No _____, Size _____

On site well; Yes _____ No , On site septic system; Yes _____ No

Other (explain); WELDING SHOP NO WATER OR SEWER INSTALLED

Phone: Yes No _____, Natural gas; Yes _____ No , Propane; Yes _____ No

5. Does the current water & septic system meet State & D.E.C. regulations? Yes _____ No N/A
(Attach explanation if the answer is no.)

6. Has there been any citation of code violation? Yes _____ No

If so have they been corrected? Yes _____ No _____

7. Are there any lease hold interests in the property or the equipment? Yes No _____

8. Are there any liens or pending liens against the real or personal property? Yes _____ No

9. Does the facility have the property permits and licenses for its present use? Yes No _____

10. Are there any agreements with 3rd parties to use this property's access, docks, equipment, or land?

Yes _____ No

11. Are there any contracts with employees, or former employees affecting the sale of this property?

Yes _____ No

12. Do any special use permits, licenses, etc. go with the sale of this property? Yes No _____

CITY BUSINESS LICENCE

13. Does the facility meet construction code applicable to the area? Yes No _____

14. Does any Right To Use someone else's property go with this property? CITY OF SANDPOINT, LEASE FOR LAND \$413/month
i.e. air strip, road, interest in other real estate or use of such? Yes No _____

15. Is the property surveyed? Yes No _____, Can the markers be readily found? Yes No _____

SELLER DISCLOSURE CONT..

16. Does the property have any road easements or any other easements crossing the property?

Yes _____ No

17. Are there any encroachments from the surrounding neighbors on the property? Yes _____ No

18. Specify access to the property. Road; Yes No _____, Plane; Yes _____ No

Boat; Yes _____ No . This is legal access to the property and does cross private lands. Yes _____ No

19. Does the Seller know of any defects or other pertinent information affecting the sale of this property?

Yes _____ No

20. Are there any underground fuel tanks, hazardous materials, fuel spills, lead paint, mold, etc. Please disclose of any hazardous materials you are aware of that could affect the sale of this property. Yes _____ No

21. Has the property ever been involved in a major crime scene? Yes _____ No . Is the property known to be haunted? Yes _____ No

22. Please include a small sketch of the building(s), including approximate dimensions and square footage; bedrooms, bath rooms, kitchen, work shop, shed(s), etc.

30 x 38 30 x 28

23. Bldg. 1 sq.ft. 1140, Bldg. 2 sq.ft. 840, Bldg. 3 sq.ft. _____, Bldg. 4 sq.ft. _____

* Please list the buildings and their size and if there are more Bldgs. Please note that as well.

24. Existing Loans, Liens or Payoffs to be made: 1st D/T (apr. Bal. \$ 1111, mo. Pmt \$ _____, incl. % rate _____,

Bank/Escrow location _____, Account number _____

2nd D/T (apr. Bal. \$ _____, mo. Pmt \$ _____, including % rate _____

Loans are: Assumable, Non Assumable, Or Explain NO LOANS OUTSTANDING

25. Please provide last 3 years income and expenses:

INCOME

EXPENSES

Current _____
Last Year \$170293
Previous Year \$80592

Current _____
Last Year _____
Previous Year _____

Please Use A Separate Sheet Of Paper If Further Explanation Would Be Helpful For Any Of the Above Items.

Please include a brief description of your property and its merits and present use, including your insurance carrier.

John Leigh SOLE OWNER Sept 26-11
SELLER TITLE DATE