

SELLER'S DISCLOSURE STATEMENT

(This document consists of 6 pages, each to be initialed by Seller(s) and Buyer(s))

1. Seller(s) Name(s) Shady Spring Mini Storage, LLC
 Property Address: 2902 Bitter Dr. Shady Spring, WV 25918
 Is each individual named above a U.S. Citizen or resident alien? Yes No
 Approximate age of property: _____ Date Purchased: 2/23/05

2. **NOTICE TO SELLER:** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, and present Seller's property to prospective buyers.

3. **NOTICE TO BUYER:** This 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 that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

4. **OCCUPANCY:** Does seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied the property? Office only

5. **LAND (SOILS, DRAINAGE AND BOUNDARIES):**

- (a) Is there any fuel or expansive soil on the property? Yes No Unknown.
- (b) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?
 Yes No.
- (c) Is the property located in an earthquake zone? Yes No Unknown.
- (d) Is the property located in a flood zone or wetlands area? Yes No
 Unknown.
- (e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes No.
- (f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No.

If any of your answers in this section are "Yes", explain in detail:

Buyer's Initials _____
 Buyer's Initials _____

Seller's Initials S E
 Seller's Initials _____

6. ROOF:

- (a) Age: 14 years.
- (b) Has the roof ever leaked during your ownership? ___ Yes No.
- (c) Has the roof been replaced or repaired during your ownership? ___ Yes No.
- (d) Do you know of any problems with the roof or rain gutters? ___ Yes No.

If any of your answers in this section are "Yes", explain in detail:

7. TERMITES, DRYROT, PESTS:

- (a) Do you have any knowledge of termites, dry rot, or pests on or affecting the property? ___ Yes No.
- (b) Do you have any knowledge of any damage to the property caused by termites, dry rot, or pests? ___ Yes No.
- (c) Is your property currently under warranty or other coverage by a licensed pest control company? ___ Yes No.
- (d) Do you know of any termite/pest control reports or treatments for the property in the last five years? ___ Yes No.

If any of your answers in this section are "Yes", explain in detail:

8. STRUCTURAL ITEMS:

- (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? ___ Yes No.
- (b) Are you aware of any past or present cracks or flaws in the walls or foundations? ___ Yes No.
- (c) Are you aware of any past or present water leakage in the house? ___ Yes No.
- (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes No.
- (e) Have there been any repairs or other attempts to control the cause or effect of any problem described above? ___ Yes No.

If any of your answers in this section are "Yes", explain in detail. When describing repairs or control efforts describe the location, extent, date and name of the person who did the repair or control effort:

9. BASEMENTS AND CRAWL SPACES (Complete only if applicable):

- (a) Does the property have a sump pump? Yes No.
- (b) Has there ever been any water leakage, accumulation, or dampness within the basement or crawlspace? Yes No.

If "Yes", describe in detail:

10. ADDITIONS/REMODELS:

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No.

If "Yes", did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No. *N/A*

- (b) Did any former owners of the property make any additions, structural changes, or other alterations to the property? Yes No Unknown.

If "Yes" was all work done with all necessary permits and approvals in compliance with building codes? Yes No Unknown. *N/A*

If answers are "No" explain in detail:

11. PLUMBING RELATED ITEMS:

- (a) What is your drinking water source: Public Private System Well on Property
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? _____
- (c) Do you have a water softener? Yes No Leased Owned
- (d) What is the type of sewage system: Public Sewer Private Sewer Septic Tank Cesspool
- (e) Is there a sewage pump? Yes No.
- (f) When was the septic tank or cesspool last serviced? _____
- (g) Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? Yes No.

Buyer's Initials _____
Buyer's Initials _____

Seller's Initials *S ES*
Seller's Initials _____

12. HEATING AND AIR CONDITIONING:

(a) Air Conditioning: Central Electric Central Gas Window (#) of units included in sale. office only

(b) Heating: Electric Fuel Oil Natural Gas Other: _____

(c) Water Heating: Electric Gas Solar

Are you aware of any problems regarding these items? Yes No

If "Yes" explain in detail: _____

13. ELECTRICAL SYSTEM: Are you aware of any problems or conditions that affect the value or desirability of the electrical system? Yes No

If "Yes", explain in detail: _____

14. OTHER EQUIPMENT AND APPLIANCES BEING SOLD. Mark the items included in the sale of your property:

- Electric garage door opener Number of transmitters
- Security alarm system Owned Leased
- Smoke detectors How many?
- Lawn sprinklers Automatic timer
- Swimming pool Pool heater Spa/Hot tub Pool/Spa Equip. (list):
- Refrigerator Stove Microwave Oven Washer Dryer
- Dishwasher Trash Compactor Intercom Ceiling Fans Other:

Are any of these in need of repair or replacement? Yes No

If "Yes", explain in detail: _____

15. NEIGHBORHOOD: Are you aware of any condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisance, threat of condemnation or street changes? Yes No

If "Yes", explain in detail: _____

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Buyer's Initials _____ Seller's Initials SEI
Buyer's Initials _____ Seller's Initials _____

16. TOXIC SUBSTANCES:

(a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PBC's, accumulated radon, lead paint, or others?
Yes No

If "Yes", explain in detail: _____

(b) Has the property been tested for radon or any other toxic substances? Yes No

If "Yes", explain in detail: _____

17. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS:

(a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CCR's) or a homeowner's association? Yes No (If you answer is "No", you may ignore the remainder of this section)

(b) Is there any defect, damage or problem with any common elements or common areas, which could affect their value or desirability? Yes No Unknown

(c) Is there any condition or claim, which may result in an increase in assessments or fees? Yes No Unknown

If your answer to (b) or (c) is "Yes" explain in detail: _____

18. OTHER MATTERS:

(a) Is there any existing or threatened legal action affecting the property? Yes No

(b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes No

(c) Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning violation, non-conforming units, setback violations, zoning changes, road changes, etc.? Yes No

If any of your answers in this section are "Yes" explain in detail: _____

(use extra sheet if necessary)

Buyer's Initials _____
Buyer's Initials _____

✓ Seller's Initials SE
Seller's Initials _____

SELLER:

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes _____

To provide this information to prospective buyers of the property and to real estate brokers and sales people.

Seller understands and agrees that Seller will notify _____
In writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

✓ Seller: Shelvia C. Stanley Date: 05/18/09
Seller: _____ Date: _____

BUYER:

By signing this disclosure buyer understands and intends to hold Coldwell Banker Mountaineer Real Estate Corp. harmless for any representations made herein. Buyer acknowledges they have been informed that Coldwell Banker Mountaineer Real Estate Corp. makes no representation of these items, has no first hand knowledge of these responses and is simply passing on information from seller(s).

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

1. I HAVE CAREFULLY INSPECTED THE PROPERTY. I HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTIORS. I ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.
2. I UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION ONLY, WITH NO WARRANTIES OR GUARANTEES OF ANY KIND BY SELLER OR ANY BROKER OR AGENT. I STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE BEING RELIED UPON BY ME EXCEPT AS DISCLOSED ABOVE OR STATED WITHIN THE SALES CONTRACT.

Buyer: _____ Date: _____
Buyer: _____ Date: _____

Buyer's Initials _____
Buyer's Initials _____

Seller's Initials SES
Seller's Initials _____