APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect"means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 636 County Road 1470, Ninnekah, Oklahoma. 73067	
SELLER IS _ IS NOT OCCUPYING THE SUBJECT PROPERTY.	

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				✓
Swimming Pool				
Hot Tub/Spa	Man y			
Water Heater ☐ Electric ☑ Gas ☐ Solar	✓			
Water Purifier				
Water Softener Leased Owned				
Sump Pump				
Plumbing	/			
Whirlpool Tub				
Sewer System ☐ Public ☑ Septic ☐ Lagoon	/			
Air Conditioning System ☑ Electric ☐ Gas ☐ Heat Pump	/			
Window Air Conditioner(s)				
Attic Fan				
Fireplaces	/			
Heating System ☐ Electric ☑ Gas ☐ Heat Pump	✓			
Humidifier				√
Ceiling Fans				
Gas Supply ☐ Public ☑ Propane ☐ Butane	✓			
Propane Tank 🗹 Leased 🔲 Owned	✓			
Electric Air Purifier				✓
Garage Door Opener				1
Intercom				V
Central Vacuum				
Security System Leased Owned Monitored Financed		141 7		✓

Buyer's Initials	Buyer's Initials	Seller's Initials LAW	Seller's Initials AJW
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Appliances/Systems/Services (Continued from Page 1) Working Not Working if W	
Dishwasher Electrical Wiring Garbage Disposal Gas Grill Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Vent Household Water Public Well Private/Rural District Vent Household Water Vent	
Electrical Wiring Garbage Disposal Gas Grill Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Vent Household Water Public Well Private/Rural District Vent Household Water Public Well Private/Rural District Vent ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature. Zoning and Historical Property is zoned: (Check One) residential commercial historical office agricultural office offi	
Garbage Disposal Gas Grill Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators	
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Gas Grill Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Source of Household Water Public Well Ø Private/Rural District F YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature. Zoning and Historical 1. Property is zoned: (Check One) residential commercial historical office agricultural industrial urban conservation other unknown no zoning classification 2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? Yes No Unknown Flood and Water Yes N	
Vent Hood Microwave Oven Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Source of Household Water Public Well Private/Rural District V V FYOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature. Zoning and Historical 1. Property is zoned: (Check One) residential commercial historical office agricultural industrial urban conservation other unknown no zoning classification 2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? Yes No Unknown Yes N	
Built-in Oven/Range Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Owned Owned	
Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Owned	
Kitchen Stove Trash Compactor Solar Panels & Generators Leased Owned Financed Owned	
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Solar Panels & Generators Leased Owned Financed Source of Household Water Public Well Private/Rural District V	
Zoning and Historical 1. Property is zoned: (Check One)	
Zoning and Historical 1. Property is zoned: (Check One) residential commercial historical	
1. Property is zoned: (Check One) ☐ residential ☐ commercial ☐ historical ☐ office ☐ agricultural ☐ industrial ☐ urban conservation ☐ other ☐ unknown ☑ no zoning classification 2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? ☐ Yes ☑ No ☐ Unknown Yes N	
Flood and Water Yes N	
Flood and water	_
3. What is the flood zone status of the property? Unknown	_
	_
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?	_
5. Are you aware of any flood insurance requirements concerning the property?	_
6. Are you aware of any flood insurance on the property?	_
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?	/
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"	/
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?	
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	/
Additions/Attorationary (Commerce)	0
11. Are you aware of any additions being made without required permits?	
12. Are you aware of any previous foundation repairs?	_
13. Are you aware of any alterations or repairs having been made to correct defects? ✓	
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? ✓	
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	

LOCATION OF SUBJECT PROPERTY		
Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known 20 years number of layers, if known 1		
17. Do you know of any current defects with the roof covering?	✓	
18. Are you aware of treatment for termite or wood-destroying organism infestation?		✓
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$		✓
20. Are you aware of any damage caused by termites or wood-destroying organisms?		✓
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?	√	
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		1
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		✓
Environmental	Yes	No
24. Are you aware of the presence of asbestos?		√
25. Are you aware of the presence of radon gas?	\sqcup	√
26. Have you tested for radon gas?		√
27. Are you aware of the presence of lead-based paint?		✓
28. Have you tested for lead-based paint?		✓
29. Are you aware of any underground storage tanks on the property?		1
30. Are you aware of the presence of a landfill on the property?		✓
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		√
32. Are you aware of the existence of prior manufacturing of methamphetamine?		√
33. Have you had the property inspected for mold?	<u> </u>	✓
34. Are you aware of any remedial treatment for mold on the property?		√
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		√
36. Are you aware of any wells located on the property?		✓
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ Yes ☑ No	✓	
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued on Page 4)	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	✓	
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	1	
40. Are you aware of encroachments affecting the property?	1	
Anount of dues \$ Special Assessment \$ Payable: (check one)		1
42. Are you aware of any zoning, building code or setback requirement violations?		✓
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	✓	
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		✓

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials LAW Seller's Initials AJW

LOCATION OF SUBJECT PROPERTY		
The state of the s	Voe	No
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3) 45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a	100	1
foreclosure? 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom		1
Payable: (check one)		
47. Is the property located in a private utility district? Check applicable □ Water □ Garbage □ Sewer □ Other If other, explain (if more than one utility attach additional pages)		✓
Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?		✓
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?		✓
If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages in the subject property. 13-17: Roof repair conducted on apartment in 2019, to eliminate leaks. Still has small leaks in kitchen roof during heavy repair.		
13-17: Roof repair conducted on apartment in 2019, to eminiate leaks, 5th has sman reaks in Received 1001 during 1001		
exist in the rook of both hangar roofs.		
21/22: Small hangar had lean-to that was wind damaged in spring 2004. Lean-to removed.		
37. Dam is maintained by the county. County has easement to access and maintain dam.		
On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property tion contained above is true and accurate.	, the in	forma-
Are there any additional pages attached to this disclosure? YES NO If yes, how many? 1	1	
Sulyuhl 9/21/24 April Williamson 9/21	124	
Seller's Signature Date Date	е	
A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.	o indepe	endently
The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of configuration of the purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledgement has read and received a signed copy of this statement. This completed acknowledgement should accompany purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the deby the Seller.	r <u>specifi</u> nowledg any an	ic uses. ges that offer to
Purchaser's Signature Date Purchaser's Signature Date	te	
The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made Oklahoma Real Estate Commission www.orec.ok.gov.	e availal	ole at the

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials LAW Seller's Initials LAW

Date___/__/

38. Property owner to Northeast, Earl Livingston, conducted survey of property lines in 2021 and found fence line on North end of property and over dam, not co-incident with property lines.
39. See 37.
40. See 38.
43. Regular inspections from FAA on airstrip. Usually only occurs once every 2-3 years.

Signature _____Signature____