

1955-2020 Carrick Road 165.76± acres | Fayette/Scott Counties \$798,000

Offered Exclusively By:

# KIRKPATRICK & CO.

Zach Davis | Principal Broker +1 .859.576.8195 www.kirkfarms.com zach@kirkfarms.com





Measuring an appx. 165+/- acres, this bucolic yet utilitarian farm is well-located only minutes from Downtown Lexington, the Kentucky Horse Park, and the Interstate. Composed primarily of Maury-Bluegrass, Huntington and Mercer silt loan soils, the farm has many mature trees and a lovely brook meandering through. The property has been used for crops and sod over the past few years, but could be developed into a horse or cattle operation. A comfortable 3BR/1.5BA brick ranch home offers one-story, on-site living for an owner or manager. Immediate neighbors include Clearsky, Coolmore (the former Juddmonte yearling division), Lane's End Oak Tree, and Miacomet, to name only a few. The Fayette County portion of the farm (139+/- acres) is PDR protected. At this price, the farm represents a significant value!













All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.







Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

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#### MAP INFORMATION

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Streams and Canals

#### Transportation

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Rails

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Interstate Highways

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**US Routes** 

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Major Roads

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Local Roads

#### Background

100

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fayette County Area, Part of Fayette County,

Kentucky

Survey Area Data: Version 12, Sep 15, 2015

Soil Survey Area: Scott County, Kentucky Survey Area Data: Version 12, Sep 15, 2015

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2011—Feb 20, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## **Farmland Classification**

Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.6	1.0%
Hu	Huntington silt loam	All areas are prime farmland	27.7	17.0%
MID2	Maury silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	2.4	1.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.8	2.3%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	3.4	2.1%
MuC	Mercer silt loam, 6 to 12 percent slopes (nicholson)	Farmland of statewide importance	45.5	27.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.1	2.5%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	49.3	30.2%
W	Water	Not prime farmland	0.3	0.2%
Subtotals for Soil Surv	vey Area		138.1	84.7%
Totals for Area of Inter	rest		163.0	100.0%

Farn	Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)					
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI		
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	8.0	4.9%		
NfB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.8	0.5%		
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.6	7.1%		
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.3	1.4%		
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.2	1.4%		

Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol Map unit name Rating Acres in AOI Percent of		Percent of AOI		
Subtotals for Soil Surve	Subtotals for Soil Survey Area			15.3%
Totals for Area of Interest			163.0	100.0%

## **Description**

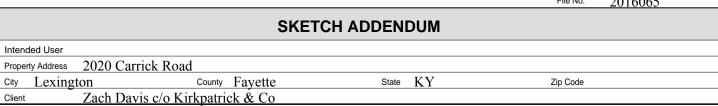
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

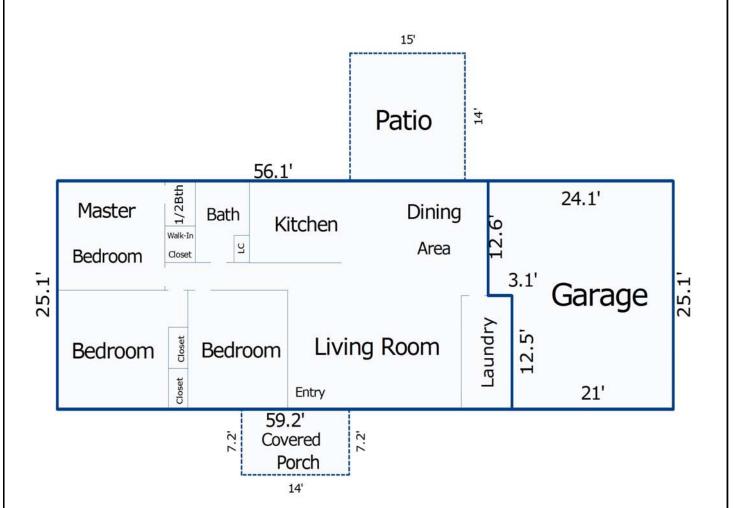
## **Rating Options**

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

File No. 2016065





Sketch by Apex Medina™ Comments:

Code	Description	Net Size	Net Totals
GLA1	First Floor	1446.9	1446.9
GAR P/P	Garage Patio	566.2 210.0	566.2
	Covered Porch	100.8	310.8
	et LIVABLE Area	(rounded)	1447

	Bre	eakdo	wn	Subtotals
First	12.6		56.1 12.5	706.9 7 <b>4</b> 0.0

Rev 1/07

Property Address 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky

#### SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

07/25/2005	and ending on	
(date of purchase)	(date of this form)	
PROPERTY ADDRESS: 1955-2020-2022	Carrick Pike, Fayette & Scott Counties, Kentucky	

This form applies to sales and purchases of residential real estate. This form is not required for:

- 1. Residential purchases of new homes if a warranty is offered;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

	YES	NO	UNKN
Any past or current problems affecting:			_
(a) Plumbing			
(b) Electrical system		Ш	
(c) Appliances.			
(d) Floors and walls			
(e) Doors and windows			
(f) Ceiling and attic fans			
(g) Security system			
(h) Sump pump			
(i) Chimneys, fireplaces, inserts			
(j) Pool, hot tubs, sauna			
(k) Sprinkler system			
(1) Heatingage			
(m) Cooling/air conditioningageage			
Explain:			
NDATION/STRUCTURE/BASEMENT			
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(a) Any defects or problems, current or past, to the foundation or slab?			

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?  (a) Age of the roof?  (b) 1. Has the roof leaked at any time since you have owned or lived in the property?  (c) 1. Have you ever had the roof registed?  (d) 1. Have you ever had the roof registed, when was the repair performed?  (d) 1. Have you ever had the roof registed?  (e) 1. Have you ever had one of repairs that involved placing shingles on the roof instead?  (d) 1. Have you ever had not repairs that involved placing shingles on the roof instead of replacing the critic roof?  (d) 1. Have you ever had not repairs that involved placing shingles on the roof instead of replacing the critic roof?  (e) 1. Have you ever had not repairs that involved placing shingles on the roof instead of replacing the critic roof?  2. If you have ever land or repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  4. LANDDRAINAGE  (a) Any soil stability problems?  (b) Is the property verb and a drainage, flooding, or grading problem?  (c) Is the property in a flood plain zone?  (d) Is there a retention/detection basin, pond, lake, creek, spring, or water shed on or adjoining this property?  (e) Are the boundaries attacked or planed survey of the property?  (f) Are there are vertion-detection basin, pond, lake, creek, spring, or water shed on or adjoining this property?  (e) Are the boundaries thankeful in any way?  (f) Are there are verticed thereful the property of the property of which you are aware?  (e) Is source of water supply  2. Are you aware of below normal water supply or water pressure?  (b) Is source of water supply  2. Category I. Spitchis Municipal Treatment Facility,  2. Category I. Spitchis Municipal Treatment Facility,  2. Category I. Spitchis Municipal Treatment Facility,  3. Category I. Spitchis Municipal Treatment Facility,  4. Category I. Spitchis Municipal Treatment facility,  5. Category I. Spitchis Municipal Treatment facility,  6.	Rev 1/07	Property Address 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky			
regard to the crawl space?  (a) Age of the roof?  (b) I. Has the roof leaked at any time since you have owned or lived in the property?  2. When was the last time the roof leaked?  (c) I. Have you ever had any repairs done to the roof?  2. If you have ever had the roof replaced, when was the repair performed?  (d) I. Have you ever had the roof replaced?  2. If you have ever had the roof replaced?  (e) If the roof presently leaks, how often does; leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  (f) I. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the critic roof?  2. If you have ever had or or ferpairs that involved placing shingles on the roof instead of replacing the critic roof, when was the repair performed?  4. LAND/DRAINAGE  (a) Any soil stability problems?  (b) Has the property ever had a drainage, flooding, or grading problem?  (c) Is the property as a flood plain zone?  (d) is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  5. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property?  (b) Do you know the boundaries marked in any way?  (d) Are there are queroachments or unrecorded essements relating to the property of which you are aware?  (e) Are the boundaries marked in any way?  (a) I. Source of water supply  (b) By the care water perfaction system or softener remaining with the house?  (c) By the boundaries with expert contains a system or softener remaining with the house?  (d) By the care water perfaction system or softener remaining with the house?  (e) By the real water ever been tested? If yes, give results  7. SEWER SYSTEM  (a) Property is serviced by:  (b) By the real remained in special freatment Facility.  2. Category II. Private Treatment Facility.  3. Category IV. Spide frame with dispersal to an offsite, multi-property cluster treatment system.  (c) Category VI. Spide framk with drain field, lagoon, well-dand, or other orasine dispersa			YES	NO	UNKNOWN
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(a) Age of the roof? (b) I fins the roof leaked at any time since you have owned or lived in the property? 2. When was the last time the roof leaked? (c) I. Have you ever had any repairs done to the roof? 2. If you have ever had the roof replaced, when was the repair performed? (d) I fine roof presently leaks, how offen does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) (f) If the roof presently leaks, how offen does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) (f) I. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  4. LAND/DRAINAGE  (a) Any soil stability problems? (b) Has the property veer had a drainage, flooding, or grading problem? (c) Is the property an a flood plain zone? (d) Is they root ever had on adjoining this property?  S. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property?  (b) Do you know the boundaries marked in any way? (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?  (e) Are the boundaries marked in any way?  (f) Is there a water purification system or softener remaining with the house? (f) It has your water ever been tested? If yes, give results  Fixed Stability, and the stable of the property of which you are aware?  (e) It as your water ever been tested? If yes, give results  Fixed Stability, and the stable of the property of the property of which you are aware?  (e) It as your water ever been tested? If yes, give results  Fixed Stability, and the property of the prope	2 DOO		<u> </u>	<u>L.J.</u>	
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?  2. When was the last time the roof leaked?  (c) 1. Have you ever had any repairs done to the roof?  2. If you have ever had the roof replaced?  (d) 1. Have you ever had the roof replaced?  (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?  2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  4. IAND/DRAINAGE  (a) Any soil stability problems?  (b) Has the property ever had a daminage, flooding, or grading problem?  (d) Is there aretention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  Explain:  5. BOINDARIES  (a) Have you ever had a staked or pinned survey of the property?  (b) Do you know the boundaries?  (c) Are the boundaries marked in any way?  (d) Are there any encoachments or uncoreded easements relating to the property of which you are aware?  Explain:  6. WATER  (a) Property is excived by:  1. Category II. Private Treatment Facility.  2. Category II. Private Treatment Facility.  3. Category II. Private Treatment Facility.  4. Category IV. Single Home Acrobic Treatment System (AKA: "Home Package Plant")  5. Category VI. Spith Tank with driapersal to an offsite, multi-property cluster treatment system,  7. Category VI. No Treatment/Unknown.  7. Category VI. No Treatment/Unknown.  (a) In the property wash additions, structural modifications, or other alterations made?  (b) Were all necessary permits and government approvals obtained?  (c) Are you aware of any problems with the sewer system?  Explain:  8. CONSTRUCTION/REMODELING  (a) Its we there been any additions, structural modifications, or other alterations made?  (b) Were all necessary permits and government approvals obtained?  2. If y	3, KOO.				
2. When was the last time the roof leaked?  (e) I. Have you ever had the roof repaired, when was the repair performed?  (d) I. Have you ever had the roof replaced?  2. If you have had the roof replaced?  (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  (f) I. Have you ever had noor repairs that involved placing shingles on the roof instead of replacing the entire roof?  2. If you have ever had of or repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  4. I.ANDDRAINAGE  (a) Any soil stability problems?  (b) Has the property ever had a drainage, flooding, or grading problem?  (c) Is the property ever had a drainage, flooding, or grading problem?  (d) Is there a retentinovidethen basin, pond, lake, creek, spring, or water shed on or adjoining this property?  Explain  5. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property?  (b) Do you know the boundaries?  (c) Are the boundaries marked in any way?  (d) Are there any enterowelments or unrecorded essements relating to the property of which you are aware?  Explain:  6. WATER  (a) I. Source of water supply  2. Are you aware of below normal water supply or water pressure?  (b) Is there a water purification system or softener remaining with the house?  (c) Its ayour water ever been tested? If yes, give results  Explain:  7. SEWER SYSTEM  (a) Property is serviced by:  1. Category II. Private Treatment Facility;  2. Category II. Private Treatment Facility;  3. Category II. Private Treatment Facility;  4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")  5. Category VI. No Treatment/Unknown.  (b) For properties with Category IV, V, or VI systems:  Date of last inspection (septic):  (c) Are you aware of any problems with the sewer system?  Explain:  8. CONSTRUCTION/REMODELING  (a) Have there been any additions, structural modifications, or other alterations made?  (b) Were all n		(b) 1. Has the roof leaked at any time since you have owned or lived in the property?			
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(d) 1. Have you ever had the roof replaced?  2. If you have had the roof replaced, when was the replacement performed?  (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the cnitire roof?  2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the cnitire roof, when was the repair performed?  4. I.AND/DRAINAGE  (a) Any soil slability problems?  (b) Has the property ver had a drainage, flooding, or grading problem?  (c) Is the property in a flood plain zone?  (d) Is there a retention/detention basin, pond, lake, creek, spring, or water sked on or adjoining this property?  5. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property?  (b) Do you know the boundaries?  (c) Are there any encroachments or unrecorded easements relating to the property of which you are aware?  (a) 1. Source of water supply  2. Are you aware of below normal water supply or water pressure?  (b) Is there a water purification system or softener remaining with the house?  (c) Has your water ever been tested? If yes, give results Explain:  7. SEVER SYSTEM  (a) Property is serviced by:  1. Category I. Public Municipal Treatment Facility;  2. Category II. Privat Treatment Facility;  3. Category III. Subdivision Package Plant;  4. Category VI. Note Treatment Facility;  5. Category VI. Septic Tank with drish field, lageon, wetland, or other onsite dispersal;  6. Category VI. No Treatment/Unknown.  (b) For properties with Category IV. V, or VI systems:  Date of last inspection (sewer):  Date of last inspect		(c) 1. Have you ever had any repairs done to the roof?	Ц	Ц	Ц
2. If you have had the roof replaced, when was the replacement performed? (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?  4. LAND/DRA/NAGE  (a) Any soil slability problems?  (b) Has the property over had a drainage, flooding, or grading problem? (c) Is the property in a flood plain zone? (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  Explain:  5. BOUNDARIES (a) Have you ever had a staked or pinned survey of the property? (c) Are the boundaries marked in any way? (d) Are there any encreachments or unrecorded easements relating to the property of which you are aware?  Explain:  (a) I. Source of water supply  2. Are you aware of below normal water supply or water pressure? (b) Is dree a water purification system or softener remaining with the house? (c) Has your water ever been tested? If yes, give results Explain:  7. SEWER SYSTEM  (a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility; 2. Category II. Subdivision Package Plant; 4. Category VI. Sprike Treatment Facility; 3. Category VI. Sprike Treatment Facility; 5. Category VI. Sprike Treatment Facility; 6. Category VI. Sprike Treatment Valencown.  (b) For properties with Category IV, V, or VI systems:  Date of last inspection (severe):  Date of last inspection (septic):  Date of last insp		2. If you have ever had the roof replaced?		П	П
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4. IAAND/DRAINACE  (a) Any soil stability problems? (b) Has the property ever had a drainage, flooding, or grading problem? (c) Is the property in a flood plain zone? (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  Explain:  5. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property? (b) Do you know the boundaries?. (c) Are the boundaries marked in any way? (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?  Explain:  6. WATER  (a) I. Source of water supply 2. Are you aware of below normal water supply or water pressure? (b) Is there a water purification system or softener remaining with the house?. (c) Ilas your water ever been tested? If yes, give results Explain:  7. SEWER SYSTEM  (a) Property is serviced by: 1. Category I. Public Municipal Treatment Facility; 2. Category II. Pivalac Treatment Facility; 3. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant") 5. Category VI. Spilo Home Aerobic Treatment System (AKA: "Home Package Plant") 5. Category VI. Spilo Tank with dispersal to an offsite, multi-property cluster treatment system;  Property is serviced by:  (a) Proporty is serviced by: (b) For properties with Category IV, V, or VI systems:  Date of last inspection (sewer):  Date of last inspection (sewer):  Date of last inspection (sewer):  Explain:  8. CONSTRUCTION/REMODELING (a) Have there been any additions, structural modifications, or other altereations made? (b) Were all necessary permits and government approvals obtained?  Explain:  9. HOMEOWNER'S ASSOCIATION  (a) I. Is the property subject to rules or regulations of a homeowner's association?  2. If yes, what is the yearly assessment? \$					
(a) Any soil stability problems? (b) Has the property ever had a drainage, flooding, or grading problem? (c) Is the property in a flood plain zone? (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  Explain:  5. BOUNDARIES  (a) Have you ever had a staked or pinned survey of the property? (b) Do you know the boundaries? (c) Are the boundaries marked in any way? (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?  Explain:  6. WATER  (a) I. Source of water supply  2. Are you aware of below normal water supply or water pressure? (b) Is there a water purification system or softener remaining with the house? (c) Has your water ever been tested? If yes, give results  Explain:  7. SEWER SYSTEM  (a) Property is serviced by:  1. Category I. Public Municipal Treatment Facility;  2. Category II. Public Municipal Treatment Facility;  3. Category II. Subdivision Package Plant; 4. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal; 6. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal; 6. Category VI. Spile Home Aerobic Treatment System (AKA: "Home Package Plant") 5. Category VI. Spile Tank with drain field, lagoon, wetland, or other onsite dispersal; 6. Category VI. Spile Tank with dispersal to an offsite, multi-property cluster treatment system;  System;  7. Category VI. No Treatment/Unknown. (b) For properties with Category IV, V, or VI systems:  Date of last inspection (sewet):  Date of last inspection (sewet):  Date of last inspection (sewer):  Date of last inspection (sewer):  Date of last inspection (sewer):  C) Are you aware of any problems with the sewer system?  Explain:  9. HOMEOWNER'S ASSOCIATION  (a) I. Is the property subject to rules or regulations of a homeowner's association?  2. If yes, what is the yearly assessment? S	4 LANI				
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Initials (Buyer) Date/Time Initials (Seller) Date/Time		2. If yes, what is the yearly assessment? \$			
	Initials (I	Buyer) Date/Time Initials (Seller) Date	/Time		———

Rev 1/07	Property Address 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky			
		YES	NO	UNKNOWN
(b)	Are you aware of any condition which may result in an increase in taxes or assessments?			
(c)	Are any features of the property shared in common with adjoining	<u> </u>		
	landowners, such as walls, fences, driveways, etc.?			
	LLANEOUS			_
` '	Was this house built before 1978?			
(0)	Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?			
	1. Are you aware of any testing for radon gas?			
(d)	Are you aware of any underground storage tanks, old septic tanks,			
(e)	field lines, cisterns or abandoned wells on the property?  Are you aware of any present or past wood infestation (i.e. termites,	Ц		Ш
	bores, carpenter ants, fungi, etc.)?			
(f)	Are you aware of any damage due to wood infestation?			口
(g)	<ol> <li>Have the house or other improvements ever been treated for wood infestation?</li> <li>If yes, when, by whom, and any warranties?</li> </ol>		Ш	Ц
	Are you aware of any existing or threatened legal action affecting this property?			
	Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?			П
	Are you aware of any violations of local, state, or federal laws, codes,			
	or ordinances relating to this property?			
(K)	to this property?			
	Are there any environmental hazards known to seller?			
	Are there any warranties to be passed on?			
(n)	Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain:			
(o)	Are you aware of the existence of mold or other fungi in the property?			
(p)	Has this house ever had pets living in it?			
(p)	If yes, Explain			
SPACE FO	R ADDITIONAL INFORMATION			
				1
The seller ha	as owned this property since 07/25/2005 (date) and makes these representation	e only since	that date	Soller
	mediately notify Buyer of any changes which may become known to seller prior to closing		mai daic	
Seller *******	Date Seller **********************************	Date	*****	****
The licensee	named here ( ) has been requested by the owner to complete			
agree to hold Seller:	harmless the named licensee for any representation that appear on this form in accordance			
The Seller R	efuses to complete this form and acknowledges that the agent shall so inform the buyer.  Seller:			_
Date:	3/16/16 Date:			_
The Seller has Broker/Ager	as refused to complete this form and has refused to acknowledge his failure to complete the	form.		7
	cknowledges receipt of this form			_
b vocasion.				
Buyer The Seller m	Date Buyer ay disclose additional information not requested of this form and may respond to additional	Date Il inquiries o	of the hus	ver.
Initials (Buy				=====

## LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

### ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of the Lexington-Bluegrass Association of Realtors

## DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DA	TE: North 2016 CONTRACT DATE: CONTRACT #
PROPERTY A	DDRESS: 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky
exposure to lead from permanent neurolog poses a particular ris based paint hazards	Statement Iny interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present In lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce Ical damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also Isk to pregnant women The seller of any interest in residential real property is required to provide the buyer with any information on lead- If the first assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment Is the first assessment point hazards is recommended prior to purchase.
Seller's Disclosu	
(a)	Presence of lead-based paint and/or lead-based paint hazards (check one below):  Known lead-based paint and/or paint hazards are present in the housing. (explain):
	The will load dated paint and of paint includes are present in the notating. (explain).
	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
30 m	Records and Reports available to the seller (check one below):
(0)	Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or
	lead-based hazards in the housing (list documents below):
	Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.
(c) (d)	Purchaser has received copies of all information listed above  Purchaser has received the pamphlet <i>Protect Your Family From Lead in Your Home</i> Purchaser has (check one below):  Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase
	contract.)  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
lead-base	ed paint hazards.
	ledgment (Initial) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility nce.
Certification of A	Accuracy
	parties have reviewed the information above and certify, to the best of their knowledge, that the information they
have provided is t	
Seller	Buyer
Seller	Buyer
Agent Sack	Agent