

THE AVERY S. WINSTON HOUSE



KIRKPATRICK & Co.

253-255 North Broadway
Lexington-Fayette County, Kentucky

Constructed ca. 1878 by the prominent Lexington banker & hemp dealer Avery S. Winston, 255 North Broadway is a fine example of Italianate architecture. Believed to have been designed by the noted Cincinnati Shyrock, the home contained some of the finest ceiling plaster-work & architectural details of the era. Sometime in the early 20th century, the home was converted into apartments. Over the past few years, however, the current owner has painstakingly restored & updated the magnificent structure, which would again make for a lovely single-family residence. The home is currently divided into three apartments (with a combined 4BR, 3.5BA), a full, concrete-floored basement and a spectacular third-floor attic, which could be finished. A large Ginkgo tree anchors the backyard, along with a brick carriage house which has been converted into a 2BR/2BA guest home. Truly, 255 N. Broadway has all of the makings of a wonderful Downtown estate. Call for a private showing; 48-hour notice, please.

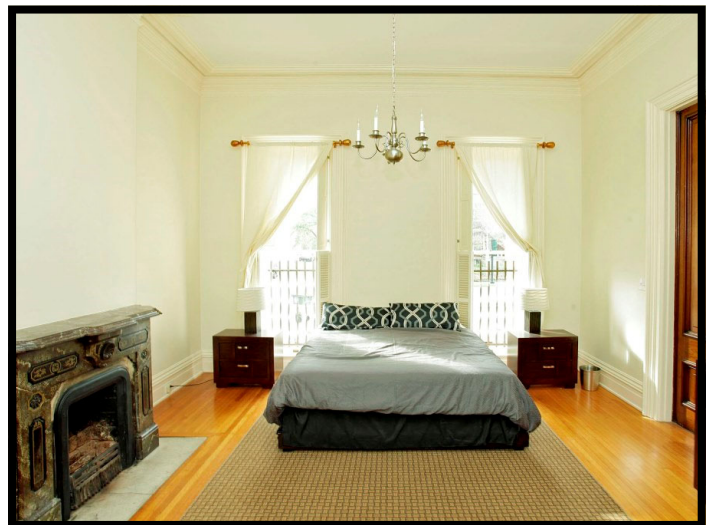
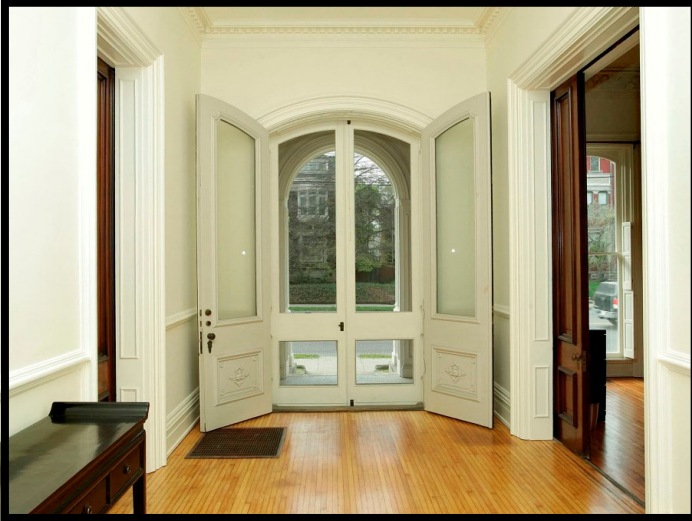
\$898,000

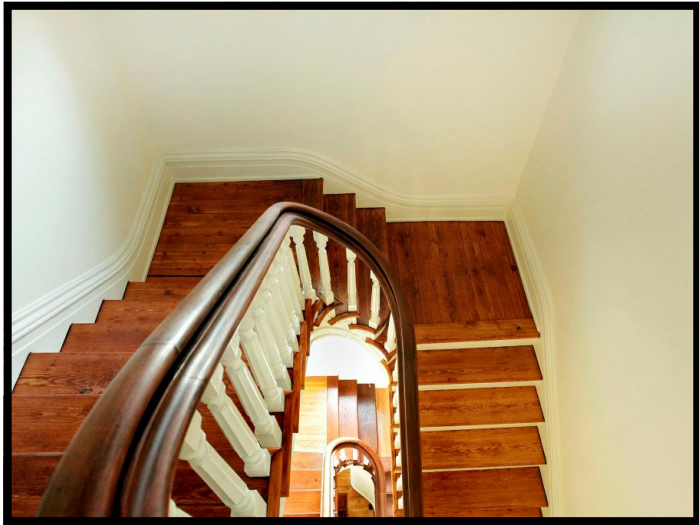
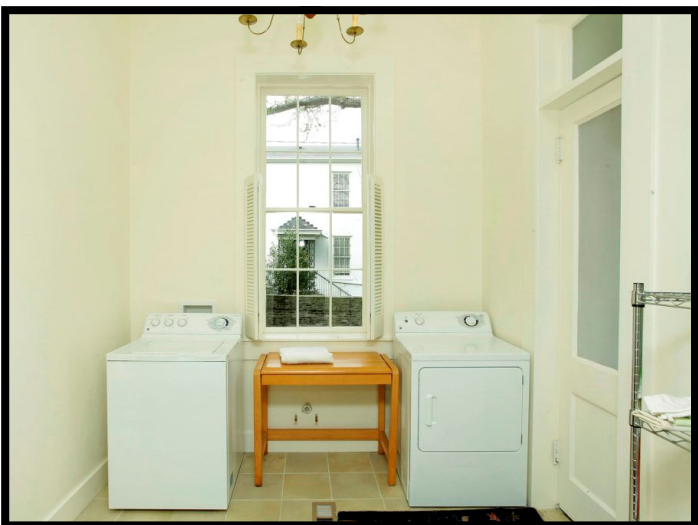


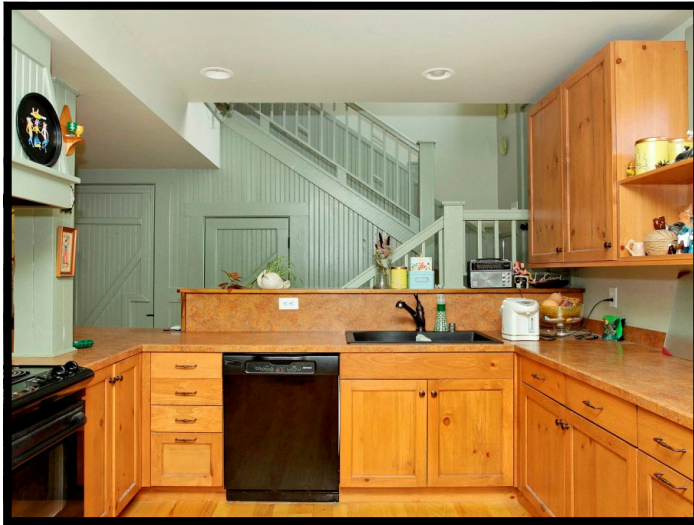
Zach Davis
859.576.8195

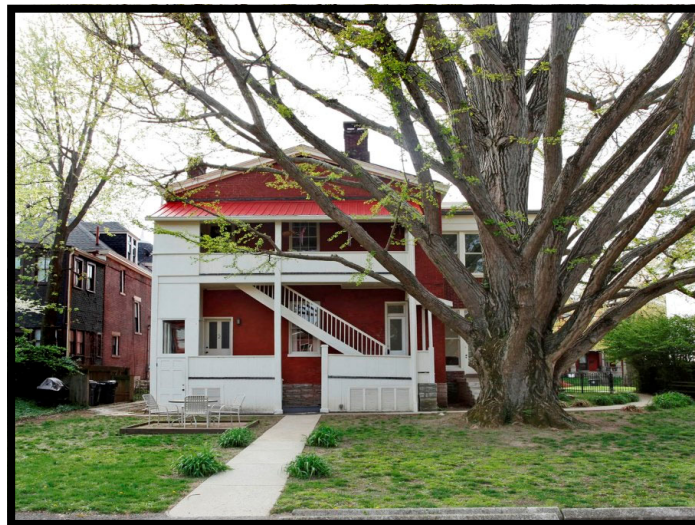
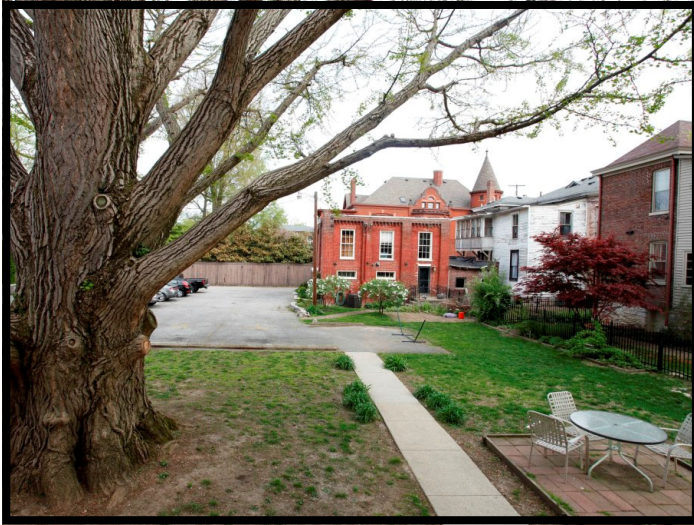
Zach@KirkFarms.com

www.kirkfarms.com









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.

SKETCH ADDENDUM

File No.
Case No.

Borrower

N Broadway

Property Address

City

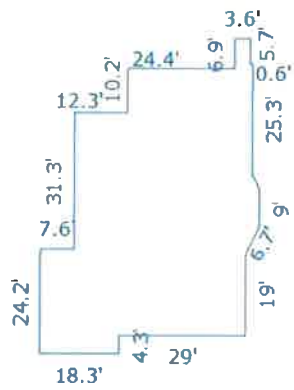
County

State

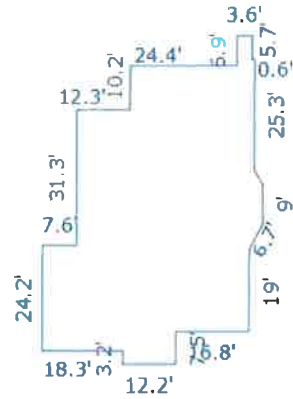
Zip Code

Lender/Client 535 West Second Street, Ste. 104

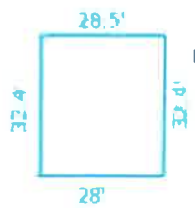
Address Lexington, KY 40508,



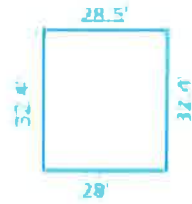
First Floor
2639.5 sf



Second Floor
2731.0 sf



Unit 2
915.3 sf



Unit 2
915.3 sf

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

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 the property on 06/03/1982, and ending on 03/22/2017

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 253-255 North Broadway, Lexington, KY 40507 - Carriage House

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

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

HOUSES - INNS

Any past or current problems affecting:

- | | NA | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Electrical system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts <u>Chimneys capped in main house</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Heating | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: BOTH WATER HEATERS replaced late 2018

FOUNDATION/STRUCTURE/BASMENT

- | | NA | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Any defects or problems, current or past, to the foundation or slab? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Has the basement leaked at any time since you have owned or lived at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) When was the last time the basement leaked? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any repairs done to the basement? <u>rock pointed</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

Initials (Seller)

ME

Date/Time

4/14/19
2pm

Initials (Buyer)

Date/Time

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PROPERTY ADDRESS: 253-255 North Broadway, Lexington, KY 40507 - Carriage House

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? full basement, no crawl!

☐ ☐ ☒ ☐

(a) Age of the roof covering? Shingle 2010; flat +/- 2004

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? ☐ ☒ ☐ ☐

2. When was the last time the roof leaked? winter 2018 - CH

(c) 1. Have you ever had any repairs done to the roof? ☐ ☒ ☐ ☐

2. If you have ever had the roof repaired, when was the repair performed? 2019

(d) 1. Have you ever had the roof replaced? ☐ ☒ ☐ ☐

2. If you have had the roof replaced, when was the replacement performed? 2010

(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 covering? ☐ ☒ ☐

2. If yes, when was the repair performed?

Explain:

(a) Any soil stability problems?

(b) Has the property ever had a drainage, flooding, or grading problem?

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? ☐ ☐ ☒ ☐
If yes, what is the flood zone?

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ☐ ☐ ☒ ☐

Explain:

(a) 1. Have you ever received a staked or pinned survey of the property? ☐ ☐ ☒ ☐

2. Are the boundaries marked in any way? both neighbors have had surveys

3. Do you know the boundaries? If yes, provide description below

Explain:

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ☐ ☐ ☒ ☐

Explain:

(a) 1. Source of water supply KY AM WATER

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, provide results below

Explain:

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility ☐ ☒ ☐ ☐

2. Category II. Private Treatment Facility ☐ ☐ ☐ ☐

3. Category III. Subdivision Package Plant ☐ ☐ ☐ ☐

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") ☐ ☐ ☐ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal ☐ ☐ ☐ ☐

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system ☐ ☐ ☐ ☐

7. Category VII. No Treatment/Unknown ☐ ☐ ☐ ☐

Name of Servicer (if known):

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer):

Date of last inspection (septic): Date last cleaned (septic):

(c) Are you aware of any problems with the sewer system? ☐ ☐ ☒ ☐

Explain:

Initials (Seller)

Date/Time

4/14/19
20m

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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PROPERTY ADDRESS: 253-255 North Broadway, Lexington, KY 40507 - Carriage House

	NA	YES	NO	UNKNOWN
(a) Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____				

	NA	YES	NO	UNKNOWN
(a) 1. Is the property subject to rules or regulations of a homeowner's association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. If yes, what is the yearly assessment? \$ _____				
3. Homeowner's Association Name: _____				
HOA Primary Contact Name: _____				
HOA Primary Contact Phone No. _____				
(b) Are you aware of any condition that may result in an increase in taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>fence on north, brick wall on south boundary</u>				

	NA	YES	NO	UNKNOWN
(a) Was this house built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) 1. Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Results, if tested _____				
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

(f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) 1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If yes, when, by whom, and any warranties? <u>Allright Pest Control</u>				
<u>2013 - no warranty</u>				
(i) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are you aware of any other conditions that are defective with regard to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, please explain: _____				
(p) Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, Explain <u>dogs & cats</u>				
(r) Is the property in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initials (Seller)

[Signature]

Date/Time

4/14/19
70m

Initials (Buyer)

[Signature]

Date/Time

Form M105 revised 3/2016

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PROPERTY ADDRESS: 253-255 North Broadway, Lexington, KY 40507 - Carriage House

SPACE FOR ADDITIONAL INFORMATION

this house is over 150 years old. my family has owned it since 1982. Maintenance + renovation is ongoing. A major renovation was begun around 2007.

pva lists the house as 253, 911 Emergency as 255, various utilities—anything from 251, 253, 255.

PVA shows only the carriage house—why?—who knows
All units fully rented. 3 in main house + CH. No leases.

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Anna Carr, President
Seller
Date 4/14/19

Hugger Investments, Inc
Seller
Date

THE REAL ESTATE AGENT NAMED HERE, _____ HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____
Date: _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____
Date: _____

Seller: _____
Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: _____

Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer
Date

Buyer
Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) _____
Date/Time _____

Initials (Buyer) _____
Date/Time _____

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 DATE: 04/15/2014 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 253-255 North Broadway, Lexington, Kentucky

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

☒ (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):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

HOUSE BUILT IN C. 1878.

☒ (b) Records and Reports available to the seller (check one below):

☐ 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.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

(e) 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-based paint hazards.

Agent's Acknowledgment (Initial)

☒ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller: [Signature] Date: 4/15/14

Buyer: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Agent: Zachary Davis dotloop verified 04/15/14 10:23AM EDT
 Date: _____

Agent: _____ Date: _____