

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 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 you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you 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 you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

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.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (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.

LOCATION OF SUBJECT PROPERTY: OK 73116 6420 N. Hillcrest Ave., Nichols Hills,

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Appliances/Systems/Services: (The items below are in NORMAL working order)

Circle below					Circle below				
Sprinkler System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Humidifier	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Swimming Pool <i>-file repair</i>	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Gas Supply	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Hot Tub/Spa	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	<input type="checkbox"/> Butane				
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Propane Tank	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Ceiling Fans	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
Water Softener	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Electric Air Purifier	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/ Control	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sump Pump	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Intercom	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Plumbing	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Central Vacuum	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Whirlpool Tub	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Security System	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sewer System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	<input type="checkbox"/> Rent <input type="checkbox"/> Own				
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Monitored				
<input type="checkbox"/> Lagoon					Smoke Detectors	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Air Conditioning System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Dishwasher	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Electrical Wiring	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input type="checkbox"/> Heat Pump					Garbage Disposal	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Window Air Conditioner(s)	N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk	Gas Grill	N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unk
Attic Fan	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Vent Hood	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Fireplaces	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Microwave Oven	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Heating System	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Built-in Oven/Range	N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Kitchen Stove	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input type="checkbox"/> Heat Pump					Trash Compactor	<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk

Buyer's Initials _____ Buyer's Initials _____
(OREC-11/03)

Seller's Initials JMK Seller's Initials [Signature]

LOCATION OF SUBJECT PROPERTY 6420 N. Hillcrest Ave, Nichols Hills, OK 73116

Source of Household Water Public Private Well Yes No Unk
Other Items _____ Yes No Unk
Other _____ Yes No Unk
Other _____ Yes No Unk

IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature(s).
Swimming Pool tile needs repair and is sold "as is".

Zoning, Flood and Water

1. Property is zoned: (Check one) residential commercial historical agricultural industrial office urban Conservation other unknown Circle below
2. Are you aware of any flood insurance requirements concerning the property? Yes No Unk
3. Do you have flood insurance on the property? Yes No Unk
4. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unk
5. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes No Unk
6. Has there been any occurrence of water in the heating and air conditioning duct system? Yes No Unk
7. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property? Yes No Unk

Additions/Alterations/Repairs

8. Have any additions or alterations been made without required permits? Yes No Unk
9. Are you aware of previous foundation repairs? Yes No Unk
10. Are you aware of any alterations or repairs having been made to correct defects or problems? Yes No Unk
11. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? Yes No Unk
12. Has the roof ever been repaired or replaced during your ownership of the property? Yes No Unk
13. Approximate age of roof, if known 2/24/16 Number of layers, if known 1 Yes No Unk
14. Do you know of any current problems with the roof? Yes No Unk
15. Are you aware of treatment for termite or wood-destroying organism infestation? Yes No Unk
16. Do you have a termite bait system installed on the property? Yes No Unk
17. If yes, is it monitored by a licensed exterminating company? Yes No Unk
- (Check one) yes no Annual cost \$ _____
18. Are you aware of any damage caused by termites or wood-destroying organisms? Yes No Unk
19. Are you aware of major fire, tornado, or wind damage? Yes No Unk

Environmental

20. Are you aware of the presence of asbestos? Yes No Unk
21. Are you aware of the presence of radon gas? Yes No Unk
22. Have you tested for radon gas? Yes No Unk
23. Are you aware of the presence of lead-based paint? Yes No Unk
24. Have you tested for lead-based paint? Yes No Unk
25. Are you aware of any underground storage tanks on the property? Yes No Unk
26. Are you aware of the presence of a landfill on the property? Yes No Unk
27. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No Unk
28. Are you aware of existence of prior manufacturing of methamphetamine? Yes No Unk
29. Have you had the property inspected for mold? Yes No Unk
30. Have you had any remedial treatment for mold on the property? Yes No Unk
31. Are you aware of any condition on the property that would impair the health or safety of the occupants? Yes No Unk

Property Shared In Common, Easements, Homeowner's Association, Legal

32. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an affect on the property? Yes No Unk
33. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials JULY Seller's Initials B

LOCATION OF SUBJECT PROPERTY 6420 N. Hillcrest Ave., Nichols Hills,
OK 73116

34. Are you aware of encroachments affecting the property? Yes No Unk
 35. Are you aware of a mandatory homeowner's association? Yes No Unk
 Amount of dues \$ _____ Special Assessment \$ _____
 Payable: (Check one) ___ monthly ___ quarterly ___ annually
 Are there unpaid dues or assessments for the Property? (Check one) ___ yes ___ no
 If yes, amount \$ _____ Manager's Name: _____
 Phone No. _____

36. Are you aware of any zoning, building code or setback requirement violations? Yes No Unk
 37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes No Unk
 38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes No Unk
 39. Is the property located in a fire district which requires payment? Yes No Unk
 Amount of fees \$ _____ To Whom Paid _____
 Payable (Check one) ___ monthly ___ quarterly ___ annually
 40. Is the property located in a private utility district? Yes No Unk
 (Check applicable) water ___ garbage ___ sewer ___ other ___
 If other, explain: _____
 Initial membership fee \$ _____ annual membership fee \$ _____
 If more than one (1) utility, attach additional pages.

Miscellaneous

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes No Unk
 42. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes No Unk

If you answered "YES" to any of the items 1-42 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

5. french drains (2002) 11. guest room ceiling needs repair 12. new roof (2012)
15. and 18 termite treatment in 2001 19. hail damage in 2012 repaired
32. and 33. bridge path easement with OKC Golf & Country Club

On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure (circle one): Yes No If yes, how many? _____
James D. Kauger Russell 12/29/14 12-29-14
 Seller's Signature _____ Date _____ Seller's Signature _____ Date _____

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 independently verify the accuracy or completeness of any statement made by the seller in this disclosure statement.

The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses and restrictions for this property, contact the City Planning Department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified.

Purchaser's Signature _____ Date _____ Purchaser's Signature _____ Date _____

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City Oklahoma 73107-2431, or visit OREC's Web site www.orec.state.ok.us/.