

Seller Property Disclosure (Commercial)

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FORM SERIAL NUMBER: 014299-400178-3965703

TO BE COMPLETED BY SELLER: (Please Print)

Date: 7-17-2026

Seller(s): Shelter Mutual Insurance Company

Seller ☒ is ☐ is not occupying the Property.

If Seller is occupying or has occupied the Property, give length of occupancy in years: 33 Years

Property Address:

1709 W Highland

Jonesboro, AR

Approximate finished, heated & cooled square footage (if applicable): 14,418 SF

Approximate Date of Construction: 8-15-1993

Type of Zoning:

Is this Property under a specific use permit? Not to my knowledge.

Please check the following boxes as they apply to the Property:

☒ Water, provided by

☐ A rural water district or other non-municipal water system:

☒ A municipality or county: City Water & Light

☐ Well

☐ Other:

☒ Natural gas, provided by: Summit Utilities

☐ Propane tank: ☐ Owned ☐ Rented from:

☒ Electricity, provided by: City Water & Light

☒ Sewer, provided by

☐ A non-municipal sewer system:

☒ A municipality or county: City Water & Light

☐ Septic system (See questions #4 & 5, following page). Type, if known:

☐ Other:

☐ Mandatory Property Owner's Association Dues: Amount \$ Frequency:

POA Contact Name Phone number

☐ POA has 1st Right of Refusal Option

Covered by association fee (check all that apply):

☐ Swimming pool ☐ Hot tub ☐ Playground ☐ Clubhouse ☐ Tennis courts

☐ Exterior maintenance ☐ Termite contract ☐ Grounds maintenance ☐ Fitness center

☐ Water ☐ Gas ☐ Garbage pickup ☐ Other:

☐ Special Property Assessment: Amount \$ Frequency:

☐ Cable/Satellite/Internet, provided by:

☐ Security Service, ☐ Leased ☐ Owned provided by:

☐ Telephone, provided by:

☒ Garbage pickup, provided by: Marck Recycling & Waste Services

☐ Fire protection, provided by:

☐ Termite policy (current), provided by (Name of Company):

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Purpose Of Statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property. Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY.**

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." **Seller's Statement:** Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. **Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing.** Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of the Property.

ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF THE PROPERTY.

Concerning the Property referenced above:

1.	To your knowledge, are there any features of the Property shared in common with adjoining landowners, such as walls, fences, driveways, septic systems, water wells, satellite dishes, or shared meters or shared utilities?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
2.	To your knowledge, is there a Property Owners Association, Planned Unit Development, historical preservation district, or architectural committee or board that has any authority over the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
3.	To your knowledge, are there any common areas such as elevators, stairs, loading docks, parking areas, driveways, roads or walkways co-owned with or used by others?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
4.	To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
5.	To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
6.	To your knowledge, are there any encroachments, easements, leases, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect the Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
7.	To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to the Property since the Property was originally constructed?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable
8.	If the answer to Question 7 was "Yes," to you knowledge were such structural changes done following issuance of a permit and in compliance with building codes?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable

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9.	To your knowledge, are there any underground storage tanks of any kind located on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
10.	To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at the Property or at adjacent properties?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
11.	To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on the Property or under any improvement constructed thereon?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
12.	To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
13.	To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
14.	To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Questions 12 and 13?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
15.	To your knowledge, are there any notices of abatement or citations against the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
16.	To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
17.	To your knowledge, are there any defects in the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
18.	To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
19.	To your knowledge, is any of the Property in the floodplain or floodway?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
20.	To your knowledge, has any lender required you to purchase flood insurance on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
21.	To your knowledge, has there ever been a problem with the roof on any of the improvements on the Property, such as defective shingles, damaged shingles, leaking or otherwise?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
22.	To your knowledge, is there any infestation by termites or other wood-destroying insects?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
23.	To your knowledge, is there any damage from a previous infestation of this type on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
24.	Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
25.	Have you ever filed or made an insurance claim, warranty claim, or other claim concerning the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
26.	Have you ever received a settlement of a claim and not made repairs to improvements on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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Prepared by: Mark Bentley | Colliers International | mark.bentley@ar.colliers.com | 5013726161

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27.	To your knowledge, has any person or entity ever refused to complete the purchase of the Property because of an actual or alleged problem with the condition of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
28.	To your knowledge, are there any leases or rental agreements (or parties other than Seller in possession) currently in effect on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
29.	To your knowledge, has any part of the Property been designated as Wetlands?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
30.	To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest or 1 st right of refusal option on the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
31.	To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to the Property or are there any pipeline rights-of-way or easements over or adjacent to the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
32.	To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
33.	To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
34.	To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
35.	To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
36.	To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on the Property or on adjacent properties?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
37.	To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
38.	To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of the Property, sub-surface of the Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
39.	To your knowledge, is the Property specially constructed or modified to permit access and use by a person with a physical disability?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
40.	Does Seller hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
41.	To your knowledge, does any person owning an interest in the Property (if Seller is a corporation or other entity) hold a real estate license?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

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42.	To your knowledge, are there any other defects in the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
43.	To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect the Property or the occupants of the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
44.	Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
45.	To your knowledge, are there any notifications of environmental conditions about the Property from the EPA, governmental agencies, or some other source?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
46.	To your knowledge, have there ever been any hazardous materials released or deposited on or under or about the Property, or leaking on or from the Property?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
47.	To your knowledge, have there been any hazardous materials released or deposited on or leaking from other properties contiguous to the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
48.	To your knowledge, are there any public or private easements or agreements for utilities or access?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
49.	To your knowledge, is the Property located in any special zoning district or under a specific use permit?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
50.	To your knowledge, are there any pending changes in zoning or in the physical condition of the Property?	☐ Yes	☐ No	☒ Unknown	☐ Not Applicable
51.	To your knowledge, is any part of the Property to be used for residential purposes?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable
52.	If the answer to question 51 is yes, was any of the residential-use part of the Property built prior to 1978?	☐ Yes	☐ No	☐ Unknown	☒ Not Applicable
53.	Does seller or anyone on possession pf the property utilize audio or video surveillance in, on or about the property	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable

NOTICE: If question 52 is answered with "Yes" or "Unknown," the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary

53. - Shelter has video surveillance of our parking lots and entrances to the building. The cameras will remain with the building, however, the server than maintains the system will be removed at the time of sale.

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MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

54.	To your knowledge, is there or has there ever been any past or present water intrusion?	☒ Yes	☐ No	☐ Unknown	☐ Not Applicable
55.	To your knowledge, is there or has there ever been any presence of mold?	☐ Yes	☒ No	☐ Unknown	☐ Not Applicable

If the answer to either two questions, 54 or 55, is yes, explain. Attach additional sheets if necessary

54. - In 2015/2016 water infiltrated the building due to poor gutter and landscaping bed maintenance. Along with cleaning out the drain lines, new downspouts were installed. Landscape company was instructed to remove mulch to a level below the weep holes at the brick ledge.

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Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

If the location of the Property being in a Flood or Flood Prone area is of concern to Buyer, Buyer may access FEMA (Federal Emergency Management Authority) at <https://www.fema.gov/flood-maps> regarding such information.

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

THIS FORM IS PRODUCED AND COPYRIGHTED BY THE ARKANSAS REALTORS® ASSOCIATION. THE SERIAL NUMBER BELOW IS A UNIQUE NUMBER NOT USED ON ANY OTHER FORM. THE SERIAL NUMBER BELOW SHOULD BE AN ORIGINAL PRINTING, NOT MACHINE COPIED, OTHERWISE THE FORM MAY HAVE BEEN ALTERED. DO NOT SIGN THIS FORM IF IT WAS PREPARED AFTER DECEMBER 31, 2026.

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REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV

SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF THE PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF THE PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: This Seller Property Disclosure may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

Submitted by: Shelter Mutual Insurance Company

Signature: by: Travis King

Signature: _____

Printed Name: Shelter Mutual Insurance Company

Printed Name: _____

Seller by Travis King

Seller

(month) July (day) 17, (year) 2026, at 8:30 ☒ (a.m.) ☐ (p.m.)

WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE UNDERSTAND THAT THE ABOVE STATEMENTS ABOUT THE PROPERTY ARE TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH TO OBTAIN.

Received by:

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Buyer

Buyer

(month) _____ (day) _____, (year) _____, at _____ ☐ (a.m.) ☐ (p.m.)

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Prepared by: Mark Bentley | Colliers International | mark.bentley@ar.colliers.com | 5013726161

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