



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address: Northern Lights Cafe, LLC 102 W Main St, Exline, IA 52555

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop.

John Huebner (Northern Lights Cafe, LLC)	5/18/26	Patricia Huebner (Northern Lights Cafe, LLC)	5/18/26
Seller	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes 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.

This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller Initials JH PH Buyer Initials _____

I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems?.....Yes No Unknown
If yes, please explain: _____
- Roof:** Any known problems?..... Yes No Unknown
Roof Type Gable
Date of repairs/replacement (If any) _____
Describe: _____

- 53 3. **Well and Pump:** Any known problems?.....Yes No Unknown
54 Type of well (depth/diameter), age and date of repair: N/A
55 Has the water been tested?..... Yes No Unknown
56 If yes, date of last report/results: _____
57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems?.....Yes No Unknown
59 Location of tank N/A - City Sewer Age _____ Unknown
60 Has the system been pumped and inspected within the last 2 years?.....Yes No Unknown
61 Date of inspection N/A Date tank last cleaned/pumped N/A N/A Unknown
62
- 63 5. **Sewer:** Any known problems?.....Yes No Unknown
64 Any known repairs/replacement?.....Yes No Unknown
65 Date of repairs _____
66
- 67 6. **Heating System(s):** Any known problems?.....Yes No Unknown
68 Any known repairs/replacement?.....Yes No Unknown
69 Date of repairs _____
70
- 71 7. **Central Cooling System(s):** Any known problems?.....Yes No Unknown
72 Any known repairs/replacement?.....Yes No Unknown
73 Date of repairs _____
74
- 75 8. **Plumbing System(s):** Any known problems?.....Yes No Unknown
76 Any known repairs/replacement?.....Yes No Unknown
77 Date of repairs _____
78
- 79 9. **Electrical System(s):** Any known problems?.....Yes No Unknown
80 Any known repairs/replacement?.....Yes No Unknown
81 Date of repairs _____
82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
84 Any known problems?..... Yes No Unknown
85 Date of treatment _____
86 Previous Infestation/Structural Damage?..... Yes No Unknown
87 Date of repairs _____
88
- 89 11. **Asbestos:** Is asbestos present in any form in the property?..... Yes No Unknown
90 If yes, explain: _____
91
- 92 12. **Radon:** Any known tests for the presence of radon gas?..... Yes No Unknown
93 If yes, test results? _____ pCi/L Date of last report _____
94
- 95 13. **Lead Based Paint:** Known to be present in the property..... Yes No Unknown
96 Has the property been tested for the presence of lead-based paint?..... Yes No Unknown
97 **Provide lead-based paint disclosure.**
98
- 99 14. Are there currently, or have there ever been, any lead water service lines present?.....Yes No Unknown
100 If yes, please provide more information. _____
101 _____

- 102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
 103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
 104 over the property?..... Yes No Unknown
 105
 106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
 107 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes No Unknown
 108
 109 17. **Structural Damage:** Any known structural damage?..... Yes No Unknown
 110
 111 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes No Unknown
 112
 113 19. Is the property located in a flood plain?..... Yes No Unknown
 114 If yes, flood plain designation: _____
 115
 116 20. Do you know the zoning classification of this property?..... Yes No Unknown
 117 If Yes, what is the zoning? _____
 118
 119 21. **Covenants:** Is the property subject to restrictive covenants?..... Yes No Unknown
 120 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: On file at County Recorder's
 121 office or: _____
 122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** _____
 123 _____

124
 125 Seller Initials JH PH Buyer Initials _____
 126

127 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**
 128 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be
 129 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any
 130 **Offer to Buy/Purchase Agreement.** The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.
 131

	Included	Working?		N/A
		Yes	No	
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LP Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage Door Opener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Included	Working?		N/A
		Yes	No	
Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carbon Monoxide Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Furnace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Shed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ # of remotes				_____ # of collars

160 Exceptions/Explanations for "NO" responses above: _____
161 _____
162 See full list of included items attached
163 _____
164 _____
165 _____

166 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**
167 **Warranties may be available for purchase from independent warranty companies.**

168 Seller Initials JH PH Buyer Initials _____
169 _____
170 _____

171
172 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
173

- 174 1. Any significant structural modification or alteration to property?.....Yes No Unknown
175 Please explain: _____
- 176 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
177 property from fire, wind, hail, flood(s) or other conditions?..... Yes No Unknown
178 If yes, has the damage been repaired/replaced?..... Yes No
- 179 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
180 association of which you have knowledge?..... Yes No Unknown
- 181 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?... Yes No Unknown
- 182 5. **Private Burial Grounds:** Does property contain any private burial ground?..... Yes No Unknown
- 183 6. Neighborhood or Stigmatizing conditions or problems affecting this property?..... Yes No Unknown
- 184 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes No Unknown
185 If yes, what were the test results? _____
- 186 8. **Attic Insulation:** Type _____ Unknown Amount _____ Unknown
- 187 9. Are you aware of any area environmental concerns?.....Yes No Unknown
188 If yes, please explain: _____
189 _____
- 190 10. Are you related to the listing agent? Yes No If yes, how? Grandparents
- 191 11. Where survey of property may be found: _____
- 192 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes No
193 If yes, rights by: Lease , Easement , Other Define Other: _____
194 Wind Farm Company, Owner: _____
- 195 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)
196 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)
197 _____
198 _____

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____
198 18. South end of the parking lot has a minor dip, which may result in some standing water
199 _____
200 _____
201 _____
202 _____
203 _____

204 **IV. Radon Fact Sheet & Form Acknowledgement**

205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**
206 **by the Iowa Department of Public Health.**

207
208 Seller John Huebner Seller Patricia Huebner Date 5/18/26
209
210

211
212 Seller has owned the property since 3/31/2026 (date). Seller has indicated above the history and condition of
213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the
214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will
215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not
216 directly wade by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has
217 retained a copy of this statement.
218

219
220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**
221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**
222 **substitute for any inspection the buyer(s) may wish to obtain.**

223
224
225
226 Buyer _____ Buyer _____ Date _____

102 W Main St, Exline, IA 52555

(seller disclosure cont.)

Items Included:

5 x 8" Tables

Heated Buffet Table

Napkin Dispensers

Salt & Pepper Shakers

Merch. Display Shelves

4 x Glass Display Cabinets

Cooler Cover Drapes

3 x Tall Tables with Chairs

7 x Small Tables with Chairs

Piano

Old Soda Fountain

Spare Upright Freezer

Hot Fudge Dispenser

Shake Mixer

4 x Stainless Kitchen Tables

Continental Salad Prep Table

Stainless Kitchen Shelves

2 x Bussing Carts

2 x Advant Food Warmers

CresCor Warming/Proofing Cabinet

GE Electric Range

CPG Electric Convection Oven

Hickory Pitts Commercial Smoker

Electric Plate Warmer

Misc. Pots & Pans

Misc. Serving Spoons

2 x Toasters

6' Prep Table

Star 2 Burner Range

Star 24" Char Broiler

Star 36" Flat Top

2 x Dean Gas Fryers

Microwave

Misc. Full/Half/Third Pans

Pie Pans

Flatware

Misc. Table Ware

Cash Register

Misc. Plastic Tubs

Waste Cans

Shelving in Coolers and Freezer

Drink Glasses