

703 BULLOCK PLACE



KIRKPATRICK & Co.

Lexington-Fayette County, Kentucky

Make an appointment today to see this charming 1926 Bungalow with its many improvements. The true integrity of the architecture will be appreciated by those who know the history of this era. Bullock Place was developed in the early 1900s and has continued to be a much sought after location for those who appreciate an eclectic ambience. The one block street between Walton and North Ashland has long been appreciated by those who have chosen to be a part of this unique environment. The Bungalow-style house has been perfectly refurbished without jeopardizing the intent of the original plan. Must see to appreciate the authenticity of this property nestled in a special historic district. Recently built studio provides a quiet environment for writers, musicians, artist or that special place to wind down at the end of a hectic day. The studio is surrounded by a beautifully landscaped garden and soaring 50+ year old trees. What an added treat for the new owner of such a charming property. Offered at \$434,000



Kathy Gentry
859.433.9651

kg404502@gmail.com

www.kirkfarms.com

Improvements by Tom Parrish
703 Bullock Place

New "top of the line" windows throughout. Small windows by fireplace, etc. not changed

#Front porch completely replaced. Top quality Brazilian wood used.

#New Washer/Dryer installed

#New Dishwasher/microwave installed

#Outside/Inside of House painted

#New can lighting throughout

#Master Bath tub and sink newly installed

#All new blinds throughout

#Upstairs floors refinished

#Solid Oak bookshelves installed in study

#New fan in master bedroom installed

#Outdoor studio designed and built by noted architect, Leroy Jolley. (\$120,000)

#Total landscaping completed and designed by current owner.

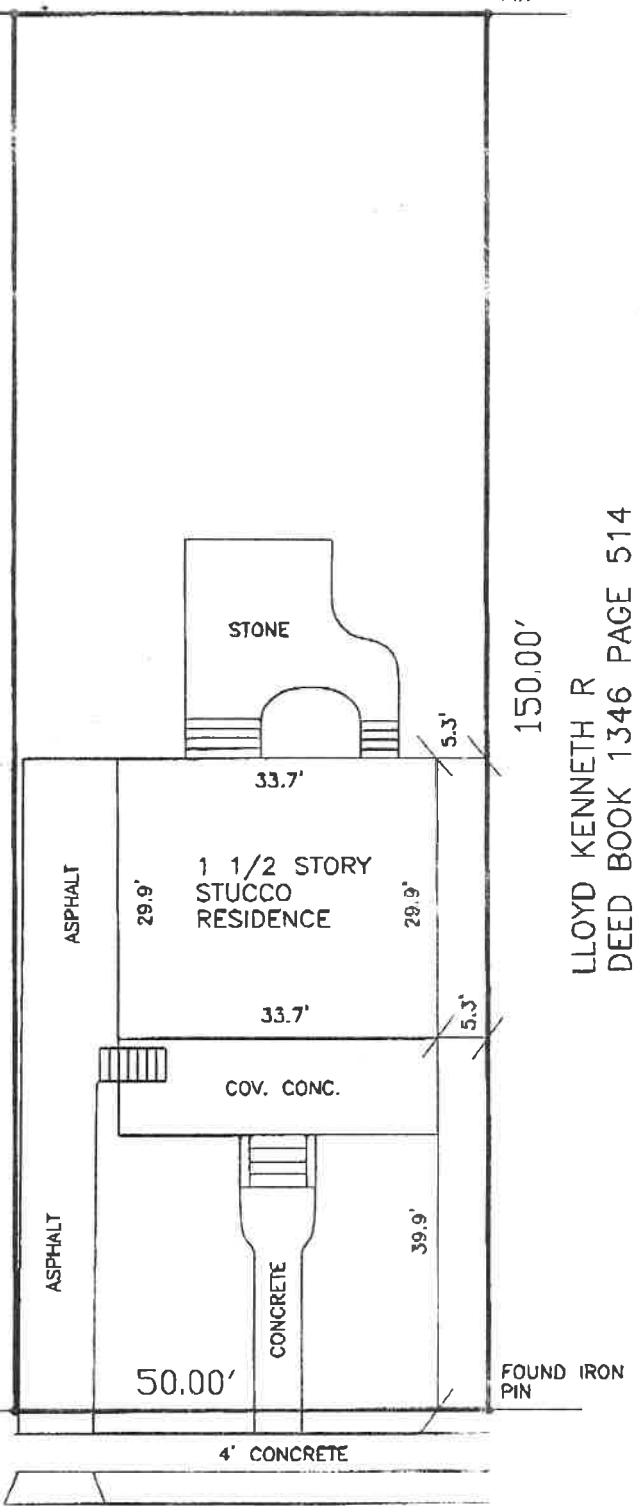
FOUND IRON PIN 50.00' FOUND IRON PIN



SOULE & SOULE TTEES
DEED BOOK 1901 PAGE 578

LLOYD KENNETH R
DEED BOOK 1346 PAGE 514

NOTE: FENCE ENCROACHMENT



FOUND IRON PIN

FOUND IRON PIN

BULLOCK AVENUE



SURVEYOR'S CERTIFICATION:

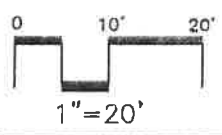
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1:15,500 AND DISTANCES AND BEARINGS SHOWN HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS PLAT OF SURVEY REPRESENTS A CLASS "A" SURVEY PERFORMED IN APRIL, 2007. BEARINGS ARE REFERRED TO THE BEARING OF BULLOCK AVENUE AS STATED ON PLAT RECORDED AT PLAT CABINET E, SLIDE 193. ALL SET IRON PINS REFERRED TO HEREIN ARE #6 x 18" REBARS. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND ALL MONUMENTS SHOWN WERE FOUND OR SET AS NOTED.

GARY ROLAND, P.L.S. DATE

FOSTER-ROLAND, INC.
449 S. ASHLAND AVENUE
LEXINGTON, KY 40502
PHONE: (859) 269-3258
TOLL FREE: (888) 403-7200
FAX: (859) 269-3451



**BOUNDARY SURVEY TO
FOR
TOM PARRISH
OF
703 BULLOCK AVENUE
LOT 19
PLAT CABINET E, SLIDE 193
LEXINGTON, KENTUCKY
APRIL 11, 2007**



JOB NO.: MI-6385-LMW

Property Address 703 Bullock Place

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:

_____ and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 703 Bullock Place

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.

1. HOUSE SYSTEMS	YES	NO	UNKNOWN
Any past or current problems affecting:			
(a) Plumbing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Appliances.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tubs, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating..... age <u>18</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning..... age <u>12</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <u>CEILING LIGHTS IN TV ROOM FAIL TO COME ON.</u>			<input type="checkbox"/>

2. FOUNDATION/STRUCTURE/BASEMENT			
(a) Any defects or problems, current or past, to the foundation or slab?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>EARLY 2014</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have you ever had any repairs done to the basement?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? <u>MAY 2014</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>ONLY AFTER VERY HEAVY RAIN, AND THEN VERY LITTLE</u>			

Initials (Buyer) _____ Date/Time _____ Initials (Seller) [Signature] Date/Time 17 May 2014 5:20 pm

YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

___ ___ NA

3. ROOF

- (a) Age of the roof? _____
- (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? NEVER
- (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? _____
- (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 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? _____

___ ___ X
 ___ ___ X
 ___ X ___
 ___ X ___
 ___ X ___
 ___ X ___

4. LAND/DRAINAGE

- (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?

___ X ___
 ___ X ___
 ___ X ___
 ___ X ___

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?

~~___~~ X ___
~~___~~ X ___
 ___ X ___
 ___ X ___

Explain: SURVEY INCLUDED

6. WATER

- (a) 1. Source of water supply CITY 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, give results

___ X ___
 ___ X ___
 ___ X ___

Explain: _____

7. SEWER SYSTEM

- (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 (AKA: "Home Package Plant")
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
 - 7. Category VII. No Treatment/Unknown.....
- (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?.....

X ___ ___
 ___ ___ ___
 ___ ___ ___
 ___ ___ ___
 ___ ___ ___
 ___ ___ ___
 ___ X ___

Explain: _____

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made?.....
- (b) Were all necessary permits and government approvals obtained?.....

X ___ ___
 X ___ ___

Explain: _____

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$ _____

___ ___ NA

Initials (Buyer) _____ Date/Time _____

Initials (Seller) BS

Date/Time 17 MAY 2014

5:30 P.M

703 Bullock Place

- | | YES | NO | UNKNOWN |
|---|-----|----|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | — | X | — |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | — | X | — |
| Explain: _____ | | | |

10. MISCELLANEOUS

- | | | | |
|--|---|---|---|
| (a) Was this house built before 1978? | X | — | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | X | — |
| (c) 1. Are you aware of any testing for radon gas?..... | — | X | — |
| 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?..... | — | X | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | — | X | — |
| (f) Are you aware of any damage due to wood infestation?..... | — | X | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | — | X | — |
| 2. If yes, when, by whom, and any warranties? _____ | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | — | X | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | — | X | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | — | X | — |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | — | X | — |
| (l) Are there any environmental hazards known to seller?..... | — | X | — |
| (m) Are there any warranties to be passed on?..... | — | — | X |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: INSPECTION FOUND OLD CHARRED WOOD IN ATTIC | X | — | — |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | — | X | — |
| (p) Has this house ever had pets living in it? If yes, Explain DOG UNTIL JUNE 2013 | X | — | — |
| (q) Is the property in a historic district?..... | — | — | X |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since MAY 2007 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller: _____ Date: _____ Seller: _____ Date: _____

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation 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 agent shall so inform the buyer.

Seller: _____ Seller: _____ Date: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: _____ Date: _____

The Buyer Acknowledges receipt of this form..

Buyer _____ Date _____ Buyer _____ Date _____

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) _____ Date/Time _____ Initials (Seller) _____ Date/Time 17 MAY 2014

5:31 p.m.

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: 5-12-14 CONTRACT DATE: 5-19-14 CONTRACT # _____

PROPERTY ADDRESS: 703 Bullock

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.

_____ (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)

KG (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 5/13/14 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent Kathy Gentry Date 5- Agent _____ Date _____