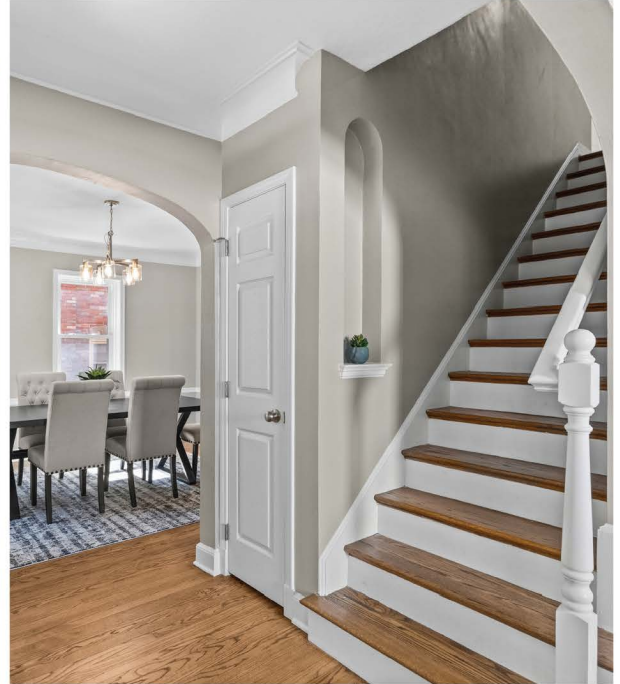




**553 WESTVIEW DRIVE
UNIVERSITY CITY | 63130
4 BEDS | 2 FULL BATHS | \$475,000**



Carol Butler

C: 314.630.3165

Carol@butlerfelsher.com

Juli-Ann Felsher

C: 314.303.3232

JFelsher@butlerfelsher.com





This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Approved by Counsel for St. Louis REALTORS®

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Form # 2091

01/26

61847345

SELLER'S DISCLOSURE STATEMENT

Property Address : 553 Westview Dr., University City, MO 63130

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT

1 Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.

YES	NO	UNK
☒	☐	☐

2 Please explain any "Yes" answers you gave in this section:

Form #2049 was completed

METHAMPHETAMINE

3 Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.

YES	NO	UNK
☐	☒	☐

4 Please explain any "Yes" answers you gave in this section:

WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)

5 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. **Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.**

YES	NO	UNK
☐	☒	☐

6 Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS

7 Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.

YES	NO	UNK
☐	☒	☐

8 Please explain any "Yes" answers you gave in this section:

ADDITIONAL DISCLOSURES

Lead-Based Paint

YES	NO	UNK
☐	☒	☐
☐	☒	☐
☐	☒	☐

12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:

Radon

YES	NO	UNK
☐	☒	☐
☐	☒	☐

15 Please explain any "Yes" answers you gave in this section:

Mold

YES	NO	UNK
☐	☒	☐
☒	☐	☐
☐	☒	☐

19 Please explain any "Yes" answers you gave in this section:

Remediated on basement walls 11/25

Asbestos Materials

YES	NO	UNK
☒	☐	☐
☒	☐	☐
☐	☒	☐

23 Please explain any "Yes" answers you gave in this section:

Removed basement flooring & encapsulated basement ductwork

Other Environmental Concerns

YES	NO	UNK
☐	☒	☐

25 Please explain any "Yes" answers you gave in this section:

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)

26 Development Name _____

27 Contact Name _____ Phone # _____

28 Type of Property (check all that apply) ☐ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op

29 Mandatory Assessment #1 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

30 Mandatory Assessment #2 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

31 Mandatory Assessment(s) include:

- ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling
- ☐ snow removal common area ☐ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility
- ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating
- ☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____

☐ assigned parking space(s): how many _____ identified as _____

☐ other specific item(s): _____

☐ Dwelling exterior maintenance covered by Assessment: _____

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	☐	☐	☐
33 Are you aware of any special taxes and/or district improvement assessments?	☐	☐	☐
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	☐	☐
35 Are you aware of any material defects in any common or other shared elements?	☐	☐	☐
36 Are you aware of any existing indentures/restrictive covenants?	☐	☐	☐
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	☐	☐
38 Is there a recorded shared driveway/street/road maintenance agreement?	☐	☐	☐
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☐	☐	☐
40 Please explain any "Yes" answers you gave in this section:			
UTILITIES			
Services	Current Provider	Phone #	Avg Monthly Cost
41 Propane		☐ Owned ☐ Leased	
42 Gas	Spire		
43 Electric	Ameren		
44 Water	MO - Ameren		
45 Sewer	MSO		
46 Trash	U-City		
47 Recycle	"		
48 Internet			
49 Phone			
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS			
Type of Heating Equipment:			
50 Zone 1: Age ? Brand ?	☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
51 Zone 2: Age Brand	☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
53 Zone 2:	☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
Type of Air Conditioner:			
54 Zone 1: Age ? Brand York	☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
55 Zone 2: Age Brand	☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
56 Are you aware of any problems or issues with any part of the HVAC system?	☐	☒	☐
57 Do you have any existing maintenance agreements in place?	☐	☒	☐
58 Are any areas of the home not covered by central heating /cooling?	☐	☒	☐
59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost: Air Dynamics - 8/31/26			
Full service including replacement of A/C Fan motor			
60 Please explain any "Yes" or "Other" answers you gave in this section:			
FIREPLACE(S)			
61 Location 1: Room: LIVING ROOM	YES NO UNK		
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	Functional and properly vented? ☒ ☐ ☐		
62 Location 2: Room: Basement	YES NO UNK		
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	Functional and properly vented? ☒ ☐ ☐		
63 Location 3: Room:	YES NO UNK		
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	Functional and properly vented? ☐ ☐ ☐		
64 Are you aware of any problems or repairs needed with any item in this section?	☐	☒	☐
65 Please explain any "Yes" or "No" answers you gave in this section:			
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT			
66 Plumbing System: ☒ Copper ☐ PVC ☐ PEX ☐ Galvanized ☐ Other:			
67 Water Heater 1: Age: 51 Location: Basement Tank Size: 40	☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other		
68 Water Heater 2: Age: Location: Tank Size:	☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other		

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	☐	☒	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	☐	☒	☐
71 Are you aware of any problems or repairs needed in the plumbing system?	☐	☒	☐
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	☐	☒	☐
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other			
75 If well, when was the water last tested? Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.			
76 Do you have a water softener? ☐ Yes or ☒ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.			
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	☐	☒	☐
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other If Other, please explain:			
80 If septic/aerator, when was system last serviced?			
81 Is there a sewerage lift system?	☐	☒	☐
82 Is there a sewerage grinder system?	☐	☒	☐
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	☒	☒	☐
84 Please explain any "Yes" answers you gave in this section: <i>U-City approved sewer line repair in back yard - to be done soon</i>			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps <i>100</i> Brand <i>Jensen</i> ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps Brand ☐ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps Brand ☐ Circuit Breakers ☐ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☐ Copper ☐ Aluminum ☒ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	☐	☒	☐
93 Are you aware of any active knob and tube wiring in the property?	☐	☒	☐
94 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
95 The property was originally constructed in: <i>1942</i> Seller has occupied property from <i>—</i> to <i>—</i>			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>Complete Renovation - Kitchen, bathrooms (created from sink), Windows, doors, paint, flooring, fixtures and roof</i>			
97 Were required permits obtained for the work described above?	☒	☐	☐
98 Please explain any "No" answers you gave in this section:			

FOUNDATION			
99	Type of Foundation:	☒ Concrete	☐ Cinder Block ☐ Stone ☐ Wood ☐ Other:
100	Are you aware of any problems or issues with foundation?	☐ YES	☒ NO ☐ UNK
101	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	☐ YES	☒ NO ☐ UNK
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐ YES	☒ NO ☐ UNK
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☐ YES	☒ NO ☐ UNK
104	Are you aware of any repairs to any of the building elements listed above?	☒ YES	☒ NO ☐ UNK
105	Were required permits obtained for any repairs described above?	☐ YES	☒ NO ☐ UNK
106	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort: <i>3 hairline cracks repaired in basement lands room for adjacent closet</i>		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
107	Is the home equipped with a sump pit?	☒ YES	☐ NO ☐ UNK
108	Is the home equipped with a sump pump?	☒ YES	☐ NO ☐ UNK
109	Are you aware of any issues with sump pit(s) & pump(s)?	☐ YES	☒ NO ☐ UNK
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐ YES	☒ NO ☐ UNK
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐ YES	☒ NO ☐ UNK
112	Please explain any "Yes" answers you gave in this section: <i>New sump pump - 9/26</i>		
ROOF, GUTTERS AND DOWNSPOUTS			
113	What is the approximate age of the roof? <i>1000</i> Is it documented? If yes, please provide documentation.	☒ YES	☐ NO ☐ UNK
114	Are you aware of any active leaks to the roof?	☐ YES	☒ NO ☐ UNK
115	Has the roof ever leaked during your ownership?	☐ YES	☒ NO ☐ UNK
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☐ YES	☒ NO ☐ UNK
117	Are you aware of any problems with the roof, gutters or downspouts?	☐ YES	☒ NO ☐ UNK
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐ YES	☒ NO ☐ UNK
119	Please explain any "Yes" answers you gave in this section and attach any documentation:		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐ YES	☒ NO ☐ UNK
121	Are you aware of any uncorrected damage to the property caused by above?	☐ YES	☒ NO ☐ UNK
122	Are you aware of any control reports for the property?	☐ YES	☒ NO ☐ UNK
123	Are you aware of any control treatments to the property?	☐ YES	☒ NO ☐ UNK
124	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	☐ YES	☒ NO ☐ UNK
125	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐ YES	☒ NO ☐ UNK
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐ YES	☒ NO ☐ UNK
128	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	☐ YES	☒ NO ☐ UNK
129	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	☐ YES	☒ NO ☐ UNK
130	Please explain any "Yes" answers you gave in this section:		

SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			☒	☐	☐
132	Does the survey include all existing improvements on the property?			☒	☐	☐
133	Are you aware of any shared or common features with adjoining properties?			☐	☒	☐
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			☒	☐	☐
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			☐	☒	☐
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			☐	☒	☐
137	Please explain any "Yes" answers you gave in this section: <i>See Survey</i>					
INSURANCE				YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			☐	☒	☐
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.					
APPLIANCES/EQUIPMENT						
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
140	Range/Stove	☐ N/A	Age <i><1</i>	☒ Gas	☐ Electric	
141	Oven	☐ N/A	Age <i><1</i>	☒ Gas	☐ Electric	
142	Cooktop	☐ N/A	Age	☐ Gas	☐ Electric	
143	Outdoor Grill	☐ N/A	Age	☐ Gas	☐ Electric	
144	Dryer Hookup	☐ N/A		☒ Gas	☐ Electric	
145	Built in Microwave	☐ N/A	Age <i><1</i>		☒ Electric	
146	Built in Refrigerator	☐ N/A	Age			
147	Dishwasher	☐ N/A	Age <i><1</i>			
148	Garbage Disposal	☐ N/A	Age <i><1</i>			
149	Trash Compactor	☐ N/A	Age			
150	Electric Pet Fence	☐ N/A	# of collars			
151	Gas Powered Exterior Lights	☐ N/A	# of lights			
152	Security System/Cameras	☐ N/A		☐ Owned	☐ Leased	
153	Are you aware of any items in this section in need of repair or replacement?			☐	☒	☐
154	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?			☐	☒	☐
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			☒	☐	☐
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?			☐	☒	☐
158	Is the property designated as a historical home or located in a historic district?			☐	☒	☐
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.			☐	☒	☐
160	Are you aware of any pets having been kept in or on the property?			☐	☒	☐
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			☐	☒	☐
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?			☐	☒	☐
163	Are you aware if carpet has been laid over a damaged wood floor?			☐	☒	☐
164	Are you aware of any existing or threatened legal action affecting the property?			☐	☒	☐
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?			☐	☒	☐
166	Please explain any "Yes" answers you gave in this section: <i>University City - Passed!</i>					

ADDITIONAL COMMENTS	
167	Seller has never occupied the property. Buyers should rely
168	Solely on inspections to determine the condition of the property.
169	
170	
171	
172	Building inspection done on 8/17/26 available upon request
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Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges having carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.



7/24/26

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Mark Rubin

Seller Printed Name

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Buyer Printed Name

Buyer Printed Name

UNIVERSAL ABATEMENT INC.

8224 MANCHESTER ROAD
ST. LOUIS, MO 63144

314-962-1086

INVOICE

TO: Austin Realty
2806 S. Brentwood Blvd.
Brentwood, MO 63144

INVOICE #	INVOICE DATE	COMPLETION DATE	PROPOSAL DATE	PROJECT TYPE
1	12-26-25	11-11-25	9-19-25	Remediation
UAI ORDER #	PROJECT MGR	ESTIMATOR	CONTACT	FEDERAL ID #
2509201	Tom Wideman	Steve Sherwood	Mark Rubin	43-1805804

TERMS: UPON RECEIPT

QTY	ITEM NO	DESCRIPTION	TOTAL COMPLETED
Lump Sum	553 Westview Drive St. Louis, MO 63130	Removal & Disposal of suspect asbestos floor tile & mastic located in the basement and mold remediation consisting of treating and encapsulating suspected infested ductwork located in the garage, the lower foundation walls in the HVAC room, lower wall at the bottom of the basement steps and under the north side basement window windows.	\$ 4,370.00
		Payment Received (Check #004746)	-\$ 4,370.00

BALANCE	\$ 0.00
DUE	

PLEASE MAKE CHECKS PAYABLE TO:

Universal Abatement, Inc.
P.O. Box 440263
St. Louis, MO 63144

Air Dynamics Heating & Cooling
 9701 Gravois Rd
 Saint Louis, MO 63123
 (314) 760-9433
 mbresler@airdynamicsstl.com

Invoice 5603



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Mark Rubin 11 Hillvale Dr. Clayton, MO 63105	Mark Rubin 553 Westview Dr St. Louis, MO 63130	09/02/2026	\$0.00	09/02/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/31/2026	Clean and Check	*Furnace* Performed complete maintenance on furnace -Cleaned inducer port and flame sensor -Temp rise 54 Degrees Furnace is operating ok after maintenance	1	125.00	125.00
08/31/2026	Clean and Check	*A/C* Performed complete maintenance on A/C *Changed filter 16x25x1 *Found bad fan motor *System was 1LB low on 410A refrigerant System is operating ok after repairs and maintenance.	1	125.00	125.00
08/31/2026	Residential HVAC Repair	Added 1LB of 410A refrigerant to system	1	115.00	115.00
08/31/2026	Residential HVAC Repair	Changed filter 16x25x1	1	23.00	23.00
08/31/2026	Residential HVAC Repair	Replaced Cond Fan Motor	1	808.00	808.00

Contact Air Dynamics Heating & Cooling to pay.

SUBTOTAL	1,196.00
TAX	0.00
TOTAL	1,196.00
PAYMENT	1,196.00

TOTAL DUE \$0.00

THANK YOU.

**FULL AND FINAL UNCONDITIONAL
LIEN WAIVER**

Air Dynamics Heating & Cooling ("Contractor") contracted with Longview Acquisitions LLC ("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 553 Westview Dr., St. Louis, MO 63130 ("Property"), for a total contract price, including changes and extras, of One Thousand One Hundred and Ninety-six Dollars (\$1,196.00), to which payment for same has been received and is hereby acknowledged.

1. CONTRACTOR DOES HEREBY FULLY, FINALLY AND UNCONDITIONALLY WAIVE AND RELEASE ANY AND ALL RIGHTS TO ASSERT OR ENFORCE MECHANICS LIEN CLAIMS UNDER THE STATUTES OF THE STATE OF MISSOURI AGAINST THE REAL PROPERTY DESCRIBED ABOVE FOR ALL WORK PERFORMED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW AND FOR ANY WORK HEREAFTER PERFORMED BY OR ON BEHALF OF THE CONTRACTOR UNDER ANY AGREEMENTS EXECUTED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW.

2. Contractor represents and warrants that it has employed the following subcontractors and suppliers, and no others, to furnish labor, services, material, fixtures, apparatus or machinery, forms or formwork, or any other assistance in performing its work:

None (circle, if none) or List Names and Addresses:

3. Contractor and the individual executing this Waiver on behalf of Contractor both represent and warrant that Contractor has fully paid for all labor and/or materials used by the Contractor (or its subcontractors and/or suppliers of any tier) in performing the Work for which this Release is applicable; and they both agree to defend, indemnify and hold harmless the Owner, any upper tier contractors, the title company, any disbursing company, and any lenders from any claims for payment by any person or entity that Contractor has represented herein to have paid.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Air Dynamics STL, LLC
Print Company Name

Melissa
Signature

By: Melissa Brosler
Print Name

Its: Owner
Print Title

10/1/26
Date

Address: 9701 Gravois
St Louis, mo 63123

Phone: 314-760-9433

Elite Properties
524 Marshall Rd.
Valley Park, MO 63088

Invoice

Date	Invoice #
9/10/2026	128015

Bill To	Ship To
Longview Acquisitions 2806 S. Brentwood Blvd. Brentwood, MO 63144	553 Westview, St. Louis, MO 63130 1968

PAID
09/16/2026

Terms	Loan/Case#
Net 15	1968

Quantity	Description	Rate	Service Date	Amount
22	1) Remove and replace roof with Certainteed Landmark Charcoal Black - 22 SQ -Install synthetic underlayment: 3 -Install ridge cap: 100 ft -Install starter:3 -Install plumbing boots:3 -Install Ice and Water shield: 3 -Install Drip edge-White color: 25 -Install box vents:2 -Install chimney flashing-2 Medium -Install step flashing:61 ft -Install apron flashing - 1 -Includes clean up and haul away	405.00	9/5/2026	8,910.00
40	**Damaged or rotten roof decking to be replaced @ an additional \$85/32sf or \$7/LF of 1" x 8" boards (40 LF)	7.00		280.00
2	Chimney Flashing kits (2)	600.00		1,200.00
1	Discount	-575.00		-575.00
If you choose to pay by Debit/Credit Card, we will need to add a 4% service fee.			Total	\$9,815.00

Phone #	Fax #
636-861-3553	636-861-3773

Notice: Failure to pay those persons supplying material or services to complete this contract can result in the filing of a mechanic's lien on the property which is the subject of this contract pursuant to chapter 429 RSMo.

**FULL AND FINAL UNCONDITIONAL
LIEN WAIVER**

Elite Properties ("Contractor") contracted with Longview Acquisitions LLC ("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 553 Westview Dr., St. Louis, MO 63130 ("Property"), for a total contract price, including changes and extras, of Nine Thousand Eight Hundred and Fifteen Dollars (\$9,815.00), to which payment for same has been received and is hereby acknowledged.

1. CONTRACTOR DOES HEREBY FULLY, FINALLY AND UNCONDITIONALLY WAIVE AND RELEASE ANY AND ALL RIGHTS TO ASSERT OR ENFORCE MECHANICS LIEN CLAIMS UNDER THE STATUTES OF THE STATE OF MISSOURI AGAINST THE REAL PROPERTY DESCRIBED ABOVE FOR ALL WORK PERFORMED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW AND FOR ANY WORK HEREAFTER PERFORMED BY OR ON BEHALF OF THE CONTRACTOR UNDER ANY AGREEMENTS EXECUTED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW.
2. Contractor represents and warrants that it has employed the following subcontractors and suppliers, and no others, to furnish labor, services, material, fixtures, apparatus or machinery, forms or formwork, or any other assistance in performing its work:

None (circle, if none) or List Names and Addresses:

3. Contractor and the individual executing this Waiver on behalf of Contractor both represent and warrant that Contractor has fully paid for all labor and/or materials used by the Contractor (or its subcontractors and/or suppliers of any tier) in performing the Work for which this Release is applicable; and they both agree to defend, indemnify and hold harmless the Owner, any upper tier contractors, the title company, any disbursing company, and any lenders from any claims for payment by any person or entity that Contractor has represented herein to have paid.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Elite Properties & Landscape Construction, LLC

Print Company Name

Bryan Gryzmala

Signature

10/1/2026

Date

By: Bryan Gryzmala

Print Name

Address: 524 Marshall Rd.

Valley Park, MO 63088

Its: Owner

Print Title

Phone: 636-861-3553

BOUNDARY SURVEY

THE NORTH 45 FEET OF THE SOUTH 55 FEET OF LOT
3 IN BLOCK 5 OF UNIVERSITY VIEW
PLAT BOOK 19 PAGE 45, ST. LOUIS COUNTY RECORDS

NOTES:

— THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO SECURITY TITLE/FIDELITY NATIONAL TITLE INSURANCE COMPANY/LONGVIEW ACQUISITIONS, LLC DURING THE MONTH OF SEPTEMBER, 2025 AND IS NON TRANSFERABLE.

— THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.

— THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER SEC2506492 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JULY 30, 2025. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY:

8. EASEMENT, BOOK 837 PAGE 114.[IN REAR EASEMENT]

9. EASEMENT FOR WALK AND PASSAGEWAY ACCORDING TO INSTRUMENT RECORDED IN BOOK 4075 PAGE 290.[SHOWN]

— SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: LUCZKOWSKI, JUDITH A. BK 23916 PG 2734. BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN. OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY, NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.

SURVEY NOTES:

1. PORTION OF SUBJECT'S ASPHALT DRIVEWAY LIES OUTSIDE OF EASEMENT, ENCRDACHING 1.1' OUT OF LOT
2. SUBJECT'S FENCE ENCRDACHING 1.2' OUT OF LOT
3. PORTION OF SUBJECT'S ASPHALT DRIVEWAY LIES OUTSIDE OF EASEMENT, ENCRDACHING 1.3' OUT OF LOT
4. ADJOINER'S ASPHALT ENCRDACHING 0.3' INTO LOT
5. SUBJECT'S FENCE ENCRDACHING 2.0' OUT OF LOT
6. NORTH FENCE LINE OWNER UNKNOWN, FENCE LOCATED OUTSIDE OF SUBJECT LOT.
7. BOOK 4075 PAGE 291 IS NOT LISTED IN TITLE. LOCATION OF BOOK 4075 PAGE 291 SHOWN.

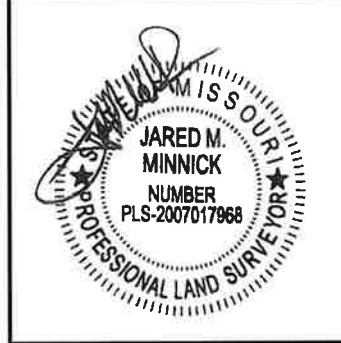
MINNICK SURVEYING, LLC

LC-2009001156

3520 HAMPTON AVE.
ST. LOUIS, MO 63139
(314) 721-9500
MINNICKSURVEYING.COM

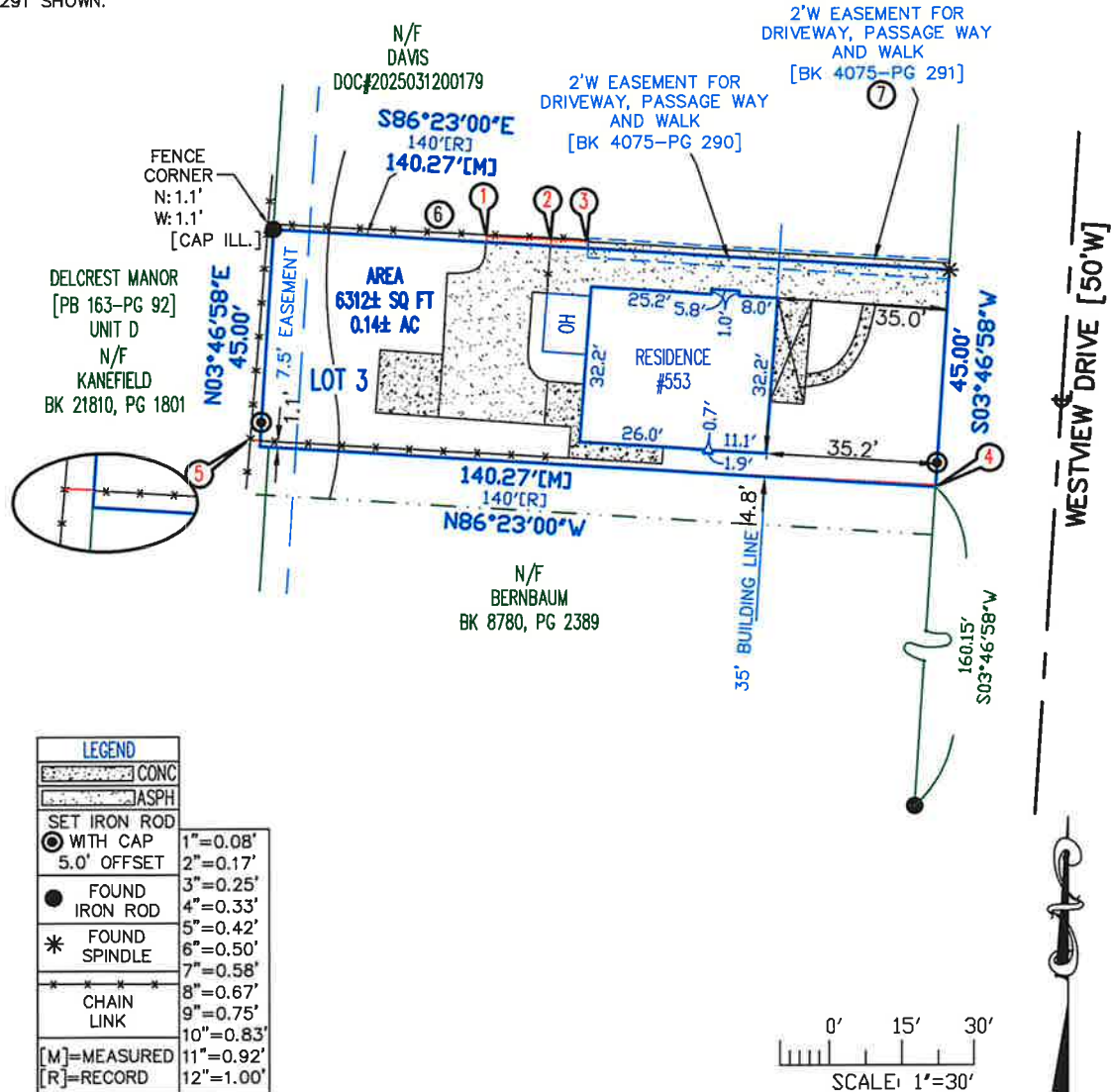


PROJECT: 553 WESTVIEW DRIVE,
UNIVERSITY CITY, ST. LOUIS
COUNTY, MO
JOB NUMBER: 11231
DRAWN BY: LGH
DATE PREPARED: 9/2/25



JARED MINNICK
LAND SURVEYOR
PLS-2007017968

9/2/25



This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Form # 2049 07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: 553 Westview Dr., University City, MO 63130

2 **Lead Warning Statement**

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 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
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
11 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing
13 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____

15
16 (b) Records and reports available to Seller (check one below):
17 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):
19 _____

20
21 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

22 **Buyer's Acknowledgment** (initial appropriate blanks)

23
24 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

25
26 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or
30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 **Acknowledgment** (initial)

33  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
34 (Completed by listing agent or if not listed, agent assisting Buyer.)

35 **Certification of Accuracy**

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

38
39 BUYER SIGNATURE _____ DATE _____

40
41 Buyer Printed Name _____

42
43 BUYER SIGNATURE _____ DATE _____

44
45 Buyer Printed Name _____

46
47 BUYER'S AGENT SIGNATURE _____ DATE _____

48
49 Buyer's Agent Printed Name _____

50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

 dotloop verified
09/30/26 7:22 AM CDT
XZPO-T9AA-MZMN-QBQF 04/26
SELLER SIGNATURE _____ DATE _____

Mark Rubin
Seller Printed Name _____

SELLER SIGNATURE _____ DATE _____

 dotloop verified
09/29/26 3:40 PM CDT
L6ER-KJ25-1MQE-9739
LISTING AGENT SIGNATURE _____ DATE _____

Juli-Ann Felsher
Listing Agent Printed Name _____