



SELLER'S SPECIAL ASSESSMENT DISCLOSURE ADDENDUM



Topeka Area Association of REALTORS®, Inc.

In reference to the purchase contract dated \_\_\_\_\_, between \_\_\_\_\_, Buyer and OG REAL ESTATE LLC, Seller, covering the property legally described as Lot \_\_\_\_\_, Block \_\_\_\_\_, \_\_\_\_\_ Addition and commonly known as Capricorn Woods #3, Shawnee Cnty Ks (32 platted building sites), \_\_\_\_\_ County, Kansas.

Seller hereby notifies Buyer that the Property is subject to special assessments or fees or may be in an improvement district created pursuant to K.S.A. 12-601 et seq and amendments thereto subjecting the Property to future assessments or fees of an unknown amount. Buyer acknowledges that Buyer is aware of such assessments and/or fees and that the following information is a good faith estimation of such amounts provided by Seller:

These special assessment amounts are estimates and are not guaranteed by the Seller. Buyers are encouraged to verify the accuracy of this information with the Shawnee County Treasurer.

Improvement District	Payments	(Estimated Remaining Balance (circle one))	Year of Final Payment
CITY SEWER per lot	\$ 470 Est	(A) (E) 5,885 Est	2029
CITY STREET/PAVING per lot	\$ 1,369 Est	(A) (E) 19,423 Est	2030
	\$ _____	(A) (E) _____	20 _____
	\$ _____	(A) (E) _____	20 _____
	\$ _____	(A) (E) _____	20 _____
	\$ _____	(A) (E) _____	20 _____

Individual Lots in Capricorn Woods #3  
Blk A, lots 1 thru 11  
Blk B, lots 1 thru 14  
Blk C, lots 1 thru 5  
Blk D, lots 1 & 2

Seller does not warrant this information since all of the special assessments are of public record. Seller and ALL OTHER TERMS AND CONDITIONS OF SAID CONTRACT REMAIN IN FULL FORCE AND EFFECT.

Buyer agree that they each have equal and similar access and opportunity to review all public records in relation to said special assessments.

OG REAL ESTATE LLC  
 Seller: \_\_\_\_\_ Date: 5/18/10  
 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
 BY: \_\_\_\_\_ Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_