

C COMMERCIAL SELLER'S PROPERTY DISCLOSURE STATEMENT (SPDS) (To be completed by Seller)

Document updated:
February 2008

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MESSAGE TO THE SELLER:

Sellers are obligated by law to disclose all known material (important) facts about the Property to the Buyer. The SPDS is designed to assist you in making these disclosures. If you know something important about the Property that is not addressed on the SPDS, add that information to the form. Prospective Buyers may rely on the information you provide.

INSTRUCTIONS: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the explanation lines to explain. By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

MESSAGE TO THE BUYER:

Although Sellers are obligated to disclose all known material (important) facts about the Property, there are likely facts about the Property that the Sellers do not know. Therefore, it is important that you take an active role in obtaining information about the Property.

INSTRUCTIONS: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the SPDS. (5) Review all other applicable documents, such as environmental studies, CC&R's, association bylaws, surveys, title report or commitment, etc. (6) Obtain professional inspections of the Property. (7) Investigate the surrounding area. (8) Obtain such other professional advice as you deem necessary.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT VERIFIED BY THE BROKER(S) OR AGENT(S).

A. OWNERSHIP AND PROPERTY IDENTIFICATION

1. THIS DISCLOSURE CONCERNS THE FOLLOWING REAL PROPERTY:

2. Address 2141 W Third St.
3. City Winslow, County Navajo, AZ, Zip 86047
4. Assessors No.(s) _____ Approximate Year Built _____
5. Legal Owner(s) _____ Date Purchased _____
6. Owner ☒ Is ☐ Is not occupying property. Owner ☒ Has ☐ Has not occupied the Property in the past.

B. PROPERTY TYPE

7. ☐ Office ☐ Industrial ☐ Retail ☒ Hotel/Motel/Resort ☐ Multi-family ☐ Other _____

C. UTILITIES

8. THE PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:

- | YES | NO | PROVIDER |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Septic System |
| ☒ | ☐ | Sewer |
| ☒ | ☐ | Electric |
| ☒ | ☐ | Domestic Water ☒ Public ☐ Private |
| ☐ | ☒ | Well Registered ☐ Yes ☐ No If yes, Registration number: _____ |
| | | If yes, complete and attach the Domestic Water Well/Water Use Addendum . |
| ☒ | ☐ | Fuel Supply ☒ Natural Gas ☐ Propane ☐ Other: _____ |
| ☒ | ☐ | Garbage/Waste Collection ☐ Public ☒ Private |
| ☒ | ☐ | Fire Protection ☒ Public ☐ Private |
| ☒ | ☐ | Telephone |
| ☐ | ☒ | Irrigation |
| ☒ | ☐ | Cable TV |
| ☒ | ☐ | Satellite Dish |
| ☒ | ☐ | High Speed Internet Connection (Cable, T1, Fiber Optics, Etc.) |
| ☐ | ☐ | Other |
24. Please describe any other items concerning utilities _____
25. _____

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RS
SELLER SELLER <Initials>

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Delta 66 Motel



D. ACCESS/USE

26. ARE YOU AWARE OF ANY OF THE FOLLOWING AFFECTING ACCESS OR USE OF THE PROPERTY?

YES NO

27. ☐ ☒ Encroachments
28. ☐ ☒ Access Easements
29. ☐ ☒ Utility Easements
30. ☐ ☒ Unrecorded Easements
31. ☐ ☒ Reciprocal Easement Agreement
32. ☐ ☒ Restrictions on Legal or Physical Access
33. ☐ ☒ Shared Use Agreements
34. ☐ ☒ Use Permits
35. ☐ ☒ Deed Restrictions
36. ☐ ☒ Shared Fences/Walls
37. ☐ ☒ Shared Driveways
38. ☐ ☒ Shared Signage
39. ☐ ☒ Leased Parking
40. ☐ ☒ Grandfathered Uses
41. ☐ ☒ Association Agreements
42. ☐ ☒ Covenants, Conditions and Restrictions (CC&R's)
43. ☐ ☐ Other (describe) _____

44. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary). _____

45. _____

46. _____

E. COMPLIANCE WITH LAW/LEGAL MATTERS

47. ARE YOU AWARE OF:

YES NO

48. ☐ ☒ Any legal actions such as condemnation, pending or anticipated, that affect the Property?
49. ☐ ☒ Any tenant bankruptcy proceedings?
50. Any violation of laws or regulations of the following:
51. ☐ ☒ Zoning
52. ☐ ☒ Building Code
53. ☐ ☒ Occupational Safety and Health Administration (OSHA)
54. ☐ ☒ Utility Service
55. ☐ ☒ Sanitary Health Regulations
56. ☐ ☒ Swimming Pools
57. ☐ ☒ Covenants, Conditions and Restrictions (CC&R's)
58. ☐ ☒ Americans With Disabilities Act (ADA)

59. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary). _____

60. _____

61. _____

62. _____

F. CONTRACTUAL OBLIGATIONS

63. ARE YOU AWARE OF ANY OF THE FOLLOWING CONTRACTUAL OBLIGATIONS AFFECTING THE PROPERTY?

YES NO

64. ☐ ☒ Tenant Leases or Subleases
65. ☐ ☒ Alarm/Security System Agreements
66. ☐ ☒ Property Management Agreements
67. ☐ ☒ Leased Equipment

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I. MATERIAL PHYSICAL DEFECTS AND OTHER FACTORS

113. ARE YOU AWARE OF:

YES NO

114. ☒ ☐ Any structural, electrical, plumbing or other modifications made without necessary permits?
115. ☐ ☒ Any past or present roof leaks or other roof problems?
116. ☐ ☒ Any past or present insect infestation problems?
117. ☒ ☐ Security lighting in parking and/or common areas?
118. ☐ ☒ Any recorded and/or unrecorded liens against the Property?
119. ☐ ☒ An archeological site on the Property?
120. ☐ ☒ The Property being located in a designated historical district?
121. ☐ ☒ Any insurance claim submitted on the Property?
122. ☐ ☒ Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades?
123. ☐ ☒ Any other material items on the Property or improvements and structures thereon that might affect the decision of a buyer to purchase/use the Property?
124. ☐ ☒ Any defects/problems with the heating, ventilating, air conditioning, plumbing, electrical, fire safety, security, or lighting systems?
125. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
126. _____
127. _____
128. What other material (important) information are you aware of concerning the Property that might affect the Buyer's decision-making process, the value of the Property, or its use? Please explain: _____
129. _____
130. _____

131. **SELLER CERTIFICATION:** Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed. Seller agrees that any material changes in the information contained herein will be disclosed by Seller to Buyer prior to Close of Escrow.

137. Robert D Salisbury 7/9/2026
 ^ SELLER'S SIGNATURE MO/DA/YR

138. Robert D Salisbury
 SELLER'S NAME PRINTED

Christine M Salisbury 07/09/2025
 ^ SELLER'S SIGNATURE MO/DA/YR

Christine M Salisbury
 SELLER'S NAME PRINTED

139. By: _____

140. Its: _____

141. Reviewed and updated: Initials: RS 1 7/9/2026
 SELLER SELLER MO/DA/YR

142. **BUYER'S ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges that the information contained herein is based only on the Seller's knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate all material facts regarding the property to Buyer's satisfaction. Buyer is encouraged to obtain property inspections by an independent third party and to obtain other independent professional counsel as Buyer deems necessary. By signing below, Buyer hereby acknowledges receipt of a copy of this Seller's Property Disclosure Statement.

143. If Buyer disapproves or is concerned about any item in this disclosure, it is the Buyer's responsibility and not the responsibility of the broker(s) or agent(s) to investigate such items and to satisfy Buyer as to the condition of the Property within the Buyer's Due Diligence Period.

149. _____
 ^ BUYER'S SIGNATURE MO/DA/YR

150. _____
 BUYER'S NAME PRINTED

151. By: _____

152. Its: _____

_____ MO/DA/YR
 ^ BUYER'S SIGNATURE

_____ BUYER'S NAME PRINTED

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