



COMMERCIAL DISCLOSURE/ENVIRONMENTAL FORM



1 This addendum to the Commercial Property Purchase Agreement dated \_\_\_\_\_, to be completed by SELLER relating
2 to the property located at 1820 E. William Carson City 89701

3 APN 002-368-27
4

5 Occupancy: Do you, SELLER, currently occupy the property? [ ] Yes [x] No

6 If no, when did you last occupy the property? N/A - Commercial Retail Property

8 This statement is a disclosure of the condition and information concerning the property known by the SELLER. Unless otherwise
9 advised, the SELLER does not possess any expertise in construction, engineering or any other specific areas related to the
10 construction or condition of the improvements on the property and the land. This statement is not a warranty of any kind by the
11 SELLER or by any Agent representing the SELLER in this transaction and is not a substitute for any inspection or warranties to
12 be performed by the BUYER.

14 Instructions to the SELLER Complete the form and answer all questions; report known conditions affecting the property; attach
15 additional pages with SELLER's signature if additional space is required; if items do not apply to the property, check "N/A" for
16 not applicable.

18 Building Systems: Are you aware of any problems and/or defects with any of the following:

Table with columns for YES, NO, N/A and rows for various building systems like Alarm system, Bath tub(s), Cooling system, etc.

43 Explanations: Any "Yes" must be fully explained. Attach explanations to form.

Property Address 1820 E. William Carson City 89701

Buyer [ ] and Seller [ JW ] have read this page.

1 **Property conditions, improvements and additional information:** Are you aware of any of the following:

2 **Structure** YES NO N/A

3 1) Previous or current moisture conditions and/or water damage?

4 2) Any structural defect?

5 3) Any construction, modification, alterations, or repairs made without required state, city or county

6 building permits?

7 4) Whether the property is or has been subject to any construction defect claims?

8 (If SELLER answers "Yes" further disclosure is required)

9

10 **Land/Foundation** YES NO N/A

11 1) Any of the improvements being located on unstable or expansive soil?

12 2) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?

13 3) Any drainage, flooding, water seepage, or high water table?

14 4) The property located in a designated flood plain, earthquake or other natural hazard zone?

15 5) Whether the property is located next to or near any known future development?

16 6) Any encroachments, easements, zoning violations or nonconforming uses?

17 7) Is the property adjacent to "open range" land?

18 (If SELLER answers "YES", further disclosure is required under NRS 113.065)

19 8) Any features of the property shared in common with adjoining landowners such as wall, fences, road,

20 driveways or other features whose use or responsibility for maintenance may have an effect on the property?

21

22 **Roof/Siding** YES NO N/A

23 1) Is there present damage to the roof?

24 2) Does the roof leak?

25 3) Are there any problems with the siding?

26

27 **Infestation** Any history of infestation (termites, carpenter ants, etc)?

28

29 **Environmental** Has the property had any of the following?

	<u>YES</u>	<u>NO</u>	<u>N/A</u>		<u>YES</u>	<u>NO</u>	<u>N/A</u>
31 Automotive/industrial batteries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Offensive odors/smell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32 Automotive Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oil separator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33 Chemical storage tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Paint & Body shop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34 Container storage area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Petroleum products	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35 Contaminated soil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photo developing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36 Contaminated water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Printing operation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37 Dry Cleaner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Processing/recycling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38 Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quarry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39 Gas Station	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40 Hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41 Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage of gas/oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42 Industrial storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Surface impoundment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43 Injection Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
44 Junkyard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer station	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45 Laboratory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urea formaldehyde	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46 Landfill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47 Mining related activities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

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Buyer [ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ ] and Seller [ JW / \_\_\_\_\_ / \_\_\_\_\_ ] have read this page.

- 1 **Storage Tank(s)** Are there currently, or have there been, any registered or unregistered storage Tank(s) (above and/or below ground) located on the property? YES NO N/A
- 2 Tank(s) (above and/or below ground) located on the property?  
 3 (If "YES" please provide the following information)  
 4 1) Type of tank(s) above and/or below ground? \_\_\_\_\_  
 5 2) Location of the tank(s) \_\_\_\_\_  
 6 3) Use of tank(s) \_\_\_\_\_  
 7 4) Size of tank(s) \_\_\_\_\_  
 8 5) Do the below ground storage tank(s) have leak detection systems and overflow protection devices?  Yes  No  
 9 6) Is monitoring performed to ensure that tank(s) are tight?  Yes  No  
 10 If "yes" what type of monitoring is performed? \_\_\_\_\_  
 11 7) Are there certificates of compliance and registrations posted at a conspicuous location on site?  Yes  No  
 12 8) Is there stained ground around the fill port or vent pipe?  Yes  No  
 13 9) Has a spill or leak ever occurred?  Yes  No  
 14 If "Yes" describe the circumstances and results \_\_\_\_\_  
 15 10) Are there integrity tests reports available?  Yes  No  
 16 11) Have tank(s) been filled or removed from property?  Yes  No

- 17  
 18 **PCB** YES NO N/A  
 19 1) Are there pole mounted transformers or other pole mounted electrical equipment on the property?     
 20 2) Are there pad mounted transformers or other electrical equipment on the property?     
 21  
 22 **Fungi/mold** Any previous or current fungus or mold?    
 23  
 24 **Pesticides** Is there or have been any storage or use of pesticides or weed killers on the property?    
 25

- 26 **Asbestos** YES NO N/A  
 27 1) Are you aware of any asbestos that exists on the property?    
 28 2) Are the heating units, air handler, hot water heater, cooling tower, boilers and chillers and relating piping wrap in good condition?    
 29  
 30 3) Is ceiling tile in good condition and not broken?     
 31 4) Is floor tile in good condition and not broken?     
 32

- 33 **Lead Based Paint** Was the property constructed on or before 12/31/78?    
 34 (If "Yes", additional Federal EPA notification and disclosure documents are required)  
 35  
 36 **Fire Damage** Has the property sustained damage as a result of fire?    
 37

- 38 **Common Interest Communities** YES NO N/A  
 39 Any "common area" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a property owners association which has any authority over the property?     
 40  
 41 1) Common Interest Community Declaration and Bylaws available?     
 42 2) Property owners association financials and records available?     
 43 3) Any property maintenance agreements?     
 44 4) Any periodic or recurring association fees?     
 45 5) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien?     
 46  
 47 6) Any litigation, arbitration, or mediation related to property or common area?     
 48 7) Any assessments associated with the property (excluding property taxes)?     
 49 8) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee or other governing entity?     
 50  
 51 Any problems with water quality or water supply?     
 52

- 53 **Water Source**  Municipal  Community Well  Domestic Well  Other  
 54 If community Well: State Engineer Well Permit # \_\_\_\_\_  Revocable  Permanent  Cancelled  
 55 Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of existing well.  
 56  
 57 Are there Water Rights related to the property?  Yes  No

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Page 3 of 4 Buyer [ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ ] and Seller [ JW / \_\_\_\_\_ / \_\_\_\_\_ ] have read this page.

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- 1 **Wastewater Disposal**  Municipal Sewer  Septic System  Other
- 2 Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?  Yes  No
- 3 Are there any other problems, items or issues that appear environmentally suspicious that are not indicated above?  Yes  No

4  
5 **If SELLER answers "YES" to any questions on this disclosures then further disclosure is required. Attach explanations to**  
6 **form.**

7  
8 The statements by SELLER herein will be relied upon by agents, Brokers, BUYERS, lessees, lenders and others. Therefore,  
9 SELLER and/or SELLER's Property Manager has reviewed and modified this printed statement as necessary to accurately and  
10 completely state all known material facts concerning the property. To the extent such modifications are not made, this statement  
11 may be relied upon as printed. This statement however, is not a warranty of any kind by the SELLER or by any Agent  
12 representing the SELLER in this transaction and is not a substitute for any inspection or warranties to be performed by the  
13 BUYER. SELLER and SELLERs agent per NRS 645, agree to promptly notify, in writing, all appropriate parties of any material  
14 changes which may occur in the statements contained herein from the date this statement is signed until title to the Property is  
15 transferred, or the lease is executed.

16  
17 DATE \_\_\_\_\_ DATE 05/27/2026  
18  
19 BUYER \_\_\_\_\_ SELLER   
20 Judith Wooley, Trustee of the EC & JA Wooley Revocable Trust  
21 BUYER \_\_\_\_\_ SELLER \_\_\_\_\_  
22  
23 BUYER \_\_\_\_\_ SELLER \_\_\_\_\_  
24  
25 BUYER \_\_\_\_\_ SELLER \_\_\_\_\_

YES Explanation for LAND/FOUNDATION, #8.

The subject property was originally part of a larger parcel shared with the adjacent car wash and Jiffy Lube properties. The parcel was subsequently subdivided, and the car wash and Jiffy Lube parcels were sold separately. The properties continue to share a common driveway, and the irrigation water meter/shutoff remains located on the Jiffy lube Parcel.

A new HVAC package unit serving Suites B/C was installed in 2024.

The west-facing exterior wall was sealed and painted in 2025.

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DISCLAIMER: Seller has limited knowledge, regarding the subject property and has disclosed all information presently known to Seller.

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 05/27/26

Judith Wooley, Trustee of the EC & JA Wooley Revocable Trust