



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 470 S Broad St Battle Mountain, NV 89820
 3 APN 002-113-12
 4 _____

5 **Occupancy:** Do you, SELLER, currently occupy the property? ☐ Yes ☒ No

6 If no, when did you last occupy the property? Never always a rental
 7 _____

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.
 13 _____

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.
 17 _____

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

	YES	NO	N/A		YES	NO	N/A
19 Alarm system	☐	☒	☐	Plumbing	☐	☒	☐
21 ☐ owned ☐ leased				Range/oven/hood-fan	☐	☒	☐
22 Bathtub(s)	☐	☒	☐	Sauna/hot tub(s)	☐	☒	☐
23 Built-in microwave	☐	☒	☐	Satellite dish(es)	☐	☒	☐
24 Cooling system	☐	☒	☐	☐ owned ☐ leased			
25 Central vacuum	☐	☒	☐	Septic tank & leach field	☐	☒	☐
26 Data communication	☐	☒	☐	Sewer system & line	☐	☒	☐
27 Dishwasher	☐	☒	☐	Shower(s)	☐	☒	☐
28 Electrical system	☐	☒	☐	Sink(s)	☐	☒	☐
29 Elevator(s)	☐	☒	☐	Smoke detector	☐	☒	☐
30 Fire Sprinkler System	☐	☒	☐	Solar heating system	☐	☒	☐
31 Fireplace & chimney	☐	☒	☐	Toilet(s)	☐	☒	☐
32 Fountain(s)	☐	☒	☐	Trash compactor	☐	☒	☐
33 French Drains	☐	☒	☐	Ventilating system	☐	☒	☐
34 Garage door opener	☐	☒	☐	Water heater	☐	☒	☐
35 Garbage disposal	☐	☒	☐	Water treatment system(s)	☐	☒	☐
36 Heating system	☐	☒	☐	☐ owned ☐ leased			
37 Intercom	☐	☒	☐	Well & pump	☐	☒	☐
38 Irrigation system(s)	☐	☒	☐	Window(s)	☐	☒	☐
39 Lighting system	☐	☒	☐	Wood burning system	☐	☒	☐
40 Loading doors	☐	☒	☐	Other _____	☐	☒	☐
41 Mechanical equipment	☐	☒	☐				

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

Property Address 470 S Broad St Battle Mountain, NV 89820

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

1	Storage Tank(s) Are there currently, or have there been, any registered or unregistered storage	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	☒	☐	
29	relating piping wrap in good condition?	☒	☐	
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)	☐	☒	☐
40	or a property owners association which has any authority over the property?	☐	☒	☐
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,	☐	☒	☐
46	fine or lien?	☐	☒	☐
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	☐	☒	☐
50	appropriate Common Interest Community board or committee or other governing entity?	☐	☒	☐
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			
56	Resources for more information regarding the future use of existing well.			
57	Are there Water Rights related to the property?	☐ Yes	☒ No	

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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 8-10-26

18
19 BUYER _____

SELLER Ren Burkhart

20
21 BUYER _____

SELLER David Burkhart

22
23 BUYER _____

SELLER _____

24
25 BUYER _____

SELLER _____

