



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 109 S C St. Virginia City NV 89440
3 APN 001-074-03

4
5 **Occupancy:** Do you, SELLER, currently occupy the property? ☐ Yes ☒ No
6 If no, when did you last occupy the property? _____

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
20 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 109 S C St. Virginia City NV 89440

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

1 Property conditions, improvements and additional information: Are you aware of any of the following:							
2 Structure				<u>YES</u>	<u>NO</u>	<u>N/A</u>	
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 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	<u>YES</u>	<u>NO</u>	<u>N/A</u>			
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, driveways or other features whose use or responsibility for maintenance may have an effect on the property?	☐	☒				
20							
21							
22	Roof/Siding	<u>YES</u>	<u>NO</u>	<u>N/A</u>			
23	1) Is there present damage to the roof? <i>roof replaced April 2020</i>	☐	☒				
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?						
30		<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>YES</u>	<u>NO</u>	<u>N/A</u>
31	Automotive/industrial batteries	☐	☐	☒	☐	☒	☐
32	Automotive Shop <i>1951</i>	☒	☒	☒	☐	☒	☐
33	Chemical storage tanks	☐	☒	☒	☐	☒	☐
34	Container storage area	☐	☒	☒	☐	☒	☐
35	Contaminated soil	☐	☒	☒	☐	☒	☐
36	Contaminated water	☐	☒	☒	☐	☒	☐
37	Dry Cleaner	☐	☒	☒	☐	☒	☐
38	Fuel	☒	☐	☒	☐	☒	☐
39	Gas Station <i>1950 tanks removed</i>	☒	☐	☒	☐	☒	☐
40	Hazardous materials	☐	☒	☐	☐	☒	☐
41	Incinerator	☐	☒	☐	☐	☒	☐
42	Industrial storage	☐	☒	☐	☐	☒	☐
43	Injection Well	☐	☒	☐	☐	☒	☐
44	Junkyard	☐	☒	☐	☐	☒	☐
45	Laboratory	☐	☒	☐	☐	☒	☐
46	Landfill	☐	☒	☐	☐	☒	☐
47	Mining related activities	☐	☒	☐	☐	☒	☐

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? <i>1981 there was a fire downstairs.</i>	☒	☐	
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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Page 3 of 4 Buyer [_____] and Seller [_____] have read this page. SNR® 01/23

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TRANSACTIONS
TransactionDesk Edition

- 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 _____

18
19 BUYER _____

SELLER _____

20
21 BUYER _____

SELLER _____

22
23 BUYER _____

SELLER _____

24
25 BUYER _____

SELLER _____

9-30-26
Nick Guerra