



COMMERCIAL DISCLOSURE/ENVIRONMENTAL FORM



1 This addendum to the Commercial Property Purchase Agreement dated 8/25/2025, to be completed by SELLER relating
 2 to the property located at 404 S. Pratt Street Carson City 89701

3 APN 004-091-12.

4
 5 **Occupancy:** Do you, SELLER, currently occupy the property? ☐ Yes ☒ No
 6 If no, when did you last occupy the property? 2011

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21 <input type="checkbox"/> owned <input type="checkbox"/> leased				Range/oven/hood-fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22 Bathtub(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23 Built-in microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite dish(es)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24 Cooling system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased			
25 Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & leach field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26 Data communication	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer system & line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27 Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shower(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28 Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29 Elevator(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30 Fire Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31 Fireplace & chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32 Fountain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33 French Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ventilating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34 Garage door opener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water treatment system(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36 Heating system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased			
37 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38 Irrigation system(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Lighting system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40 Loading doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other <u>mold</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41 Mechanical equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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

BASEMENT:
 During the intense rains/flooding during 2016-2017 the water table rose and leaked into the basement, unknown to the owner as the property was sitting vacant. The moisture sat for an undetermined amount of time, allowing time for organic growth to present on organic material stored in the basement. All personal items that were stored/impacted in the basement have since been removed.

ROOF LEAK:
 At some point in the past, there was also a roof leak, that has since been repaired. The water that leaked in created damage to the sheetrock in the lab area on the South side. That impacted sheetrock/flooring has been removed but the area was not remediated. Mold Testing confirms there are still elevated levels of spores present on all three (3) floors requiring remediation. Two (2) bids have been provided, both secured while there were still items in the basement (now removed). It is recommended to where an N95 mask when entering the premises until remediated.

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Buyer [_____] and Seller [EF] 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4	2) Any structural defect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5	3) Any construction, modification, alterations, or repairs made without required state, city or county						
6	building permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7	4) Whether the property is or has been subject to any construction defect claims?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
12	2) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
13	3) Any drainage, flooding, water seepage, or high water table?	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
14	4) The property located in a designated flood plain, earthquake or other natural hazard zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
15	5) Whether the property is located next to or near any known future development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
16	6) Any encroachments, easements, zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
17	7) Is the property adjacent to "open range" land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
21							
22	Roof/Siding	<u>YES</u>	<u>NO</u>	<u>N/A</u>			
23	1) Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
24	2) Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
25	3) Are there any problems with the siding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
26							
27	Infestation Any history of infestation (termites, carpenter ants, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32	Automotive Shop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33	Chemical storage tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34	Container storage area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35	Contaminated soil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36	Contaminated water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37	Dry Cleaner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38	Fuel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39	Gas Station	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40	Hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42	Industrial storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43	Injection Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44	Junkyard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45	Laboratory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46	Landfill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47	Mining related activities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 TRANSACTIONS
TransactionDesk Edition

<p>1 Storage Tank(s) Are there currently, or have there been, any registered or unregistered storage</p> <p>2 Tank(s) (above and/or below ground) located on the property?</p> <p>3 (If "YES" please provide the following information)</p> <p>4 1) Type of tank(s) above and/or below ground? _____</p> <p>5 2) Location of the tank(s) _____</p> <p>6 3) Use of tank(s) _____</p> <p>7 4) Size of tank(s) _____</p> <p>8 5) Do the below ground storage tank(s) have leak detection systems and overflow protection devices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>9 6) Is monitoring performed to ensure that tank(s) are tight? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10 If "yes" what type of monitoring is performed? _____</p> <p>11 7) Are there certificates of compliance and registrations posted at a conspicuous location on site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>12 8) Is there stained ground around the fill port or vent pipe? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>13 9) Has a spill or leak ever occurred? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>14 If "Yes" describe the circumstances and results _____</p> <p>15 10) Are there integrity tests reports available? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>16 11) Have tank(s) been filled or removed from property? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><u>YES</u> <u>NO</u> <u>N/A</u></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>
<p>18 PCB</p> <p>19 1) Are there pole mounted transformers or other pole mounted electrical equipment on the property?</p> <p>20 2) Are there pad mounted transformers or other electrical equipment on the property?</p>	<p><u>YES</u> <u>NO</u> <u>N/A</u></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>22 Fungi/mold Any previous or current fungus or mold?</p>	<p><input type="checkbox"/> <input type="checkbox"/></p>
<p>24 Pesticides Is there or have been any storage or use of pesticides or weed killers on the property?</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>
<p>26 Asbestos</p> <p>27 1) Are you aware of any asbestos that exists on the property?</p> <p>28 2) Are the heating units, air handler, hot water heater, cooling tower, boilers and chillers and</p> <p>29 relating piping wrap in good condition?</p> <p>30 3) Is ceiling tile in good condition and not broken?</p> <p>31 4) Is floor tile in good condition and not broken?</p>	<p><u>YES</u> <u>NO</u> <u>N/A</u></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
<p>33 Lead Based Paint Was the property constructed on or before 12/31/78?</p> <p>34 (If "Yes", additional Federal EPA notification and disclosure documents are required)</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>36 Fire Damage Has the property sustained damage as a result of fire?</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>
<p>38 Common Interest Communities</p> <p>39 Any "common area" (facilities like pools, tennis courts, walkways or other areas co-owned with others)</p> <p>40 or a property owners association which has any authority over the property?</p> <p>41 1) Common Interest Community Declaration and Bylaws available?</p> <p>42 2) Property owners association financials and records available?</p> <p>43 3) Any property maintenance agreements?</p> <p>44 4) Any periodic or recurring association fees?</p> <p>45 5) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment,</p> <p>46 fine or lien?</p> <p>47 6) Any litigation, arbitration, or mediation related to property or common area?</p> <p>48 7) Any assessments associated with the property (excluding property taxes)?</p> <p>49 8) Any construction, modification, alterations, or repairs made without required approval from the</p> <p>50 appropriate Common Interest Community board or committee or other governing entity?</p> <p>51 Any problems with water quality or water supply?</p>	<p><u>YES</u> <u>NO</u> <u>N/A</u></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p>
<p>53 Water Source <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community Well <input type="checkbox"/> Domestic Well <input type="checkbox"/> Other</p> <p>54 If community Well: State Engineer Well Permit # _____ <input type="checkbox"/> Revocable <input type="checkbox"/> Permanent <input type="checkbox"/> Cancelled</p> <p>55 Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water</p> <p>56 Resources for more information regarding the future use of existing well.</p> <p>57 Are there Water Rights related to the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

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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 08/28/2025
 18
 19 BUYER _____ SELLER 
 20 _____ Erik French Robison
 21 BUYER _____ SELLER _____
 22 _____
 23 BUYER _____ SELLER _____
 24 _____
 25 BUYER _____ SELLER _____