Form 17 Commercial Seller Disclosure Statement-Commercial Rev. 7/15 Page 1 of 4

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property of "NA." If the answer is "yes" to any storisked (") tism(s), please explain on attached sheets. Please refer to the line number in question(s) when you provide your explanation(s). For your protection you must date and initial end page of this discidistic property of the disclosure statement must occur not later than five (5) business days, ur otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller. NOTICE TO THE BUYER NOTICE TO THE BUYER THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED 23631 Edmonds Way	SELLER	Randall L. Pursel					
Please complete the following form. Do not leave any spaces blank, if the question clearly does not apply to the property or NA.* If the answer is *yes* to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number fire question(s) when you provide your explanation(s). For your protection you must date and initial each page of this discidistatement and each attachemint. Delivery of the disclosure statement must occur not later than five (s) business days, ur otherwise agreed, after mutual acceptance of a written purchase and sale agreement between Buyer and Seller. NOTICE TO THE BUYER THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED 23631 Edmonds Way , CITY Edmonds THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY OCATED 23631 Edmonds Way , CITY Edmonds THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO B DUYER BA ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO B DUYER BA ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURES TATEMENT. UNLESS YOU AND SELLER OTHER PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURS STATEMENT. UNLESS YOU AND SELLER OTHER SELLER OR SELLER'S AGENT DEVERS THIS DISCLOSURE STATEMENT TO YOU THERE (3) BUSINESS DAYS FITE DAY SELLER OR SELLER'S AGENT DEVERS THIS DISCLOSURE STATEMENT TO YOU THE SECOND THE AGREEM BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE DAY SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT TO YOU DAY WAVE THE RIGHT TO RESCISED TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT. THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL EST. LICENSEE OR OTHER PARTY. THIS INFORMATION IS OF DISCLOSURES CONTRIBUTED OR ADVISED THE PROPERTY, WHICH MAY INCLUDE THE PROPERTY WHICH ANY INCLUDED THE PRO				- C			
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(2) Option				W	c D	0	
(3) Lease or rental agreement (4) Life estate?		(2) Option		M	0	ă	
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*D. Is there any leased parking?		(4) Life estate?		B	0		4
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*E. Is there a private road or easement agreement for access to the property?				W	D		4
*F. Are there any rights-of-way, easements, shared use agreements or access limitations?				N		_	4
				DE C	D	_	4
				B	. 3		4
*H. Are there any zoning violations or nonconforming uses?					/	0	4

SELLER'S INITIALS Date

Form 17 Commercial Seller Disclosure Statement-Commercial Rev. 7/15 Page 2 of 4

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

(Continued)

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			YES	NO	DON'T	N/A	49
	*I.			0			51
	*J.	. Are there any legal actions pending or threatened that affect the property?		D			52
	*K.	. Is the property in compliance with the Americans with Disabilities Act?	.0		12		53
2.	WA	ATER					54
	*Ar	re there any water rights for the property, such as a water right permit, certificate, or claim?	.0			۵	55
3.	SE	EWER/ON-SITE SEWAGE SYSTEM					56
	*ls in y	the property subject to any sewage system fees or charges in addition to those covered your regularly billed sewer or on-site sewage system maintenance service?	۵.	D	۵	0	57 58
4.	ST	RUCTURAL					59
	*A.	. Has the roof leaked within the last 5 years?	П	100/	Π.	0	
		. Has any occupied subsurface flooded or leaked within the last five years?			_	0	60
		. Have there been any conversions, additions or remodeling?	-	_	_	1000	61
		*(1) If yes, were all building permits obtained?	2	<u> </u>			62 63
		*(2) If yes, were all final inspections obtained?					64
	*D.	. Has there been any settling, slippage, or sliding of the property or its improvements?		Ø	0		65
		Are there any defects with the following: (If yes, please check applicable items and explain.) ☐ Foundations ☐ Slab Floors ☐ Outbuildings		0	٥	۵	66 67 68
		☐ Ceilings ☐ Exterior Walls					69 70 71
		Disidewalks Disiding Crack in West Foundation, Disidewalks Disiding Crack in West Foundation, Have never had a problem					72
5.	SYS	STEMS AND FIXTURES					73
	*A.	Are there any defects in the following systems? If yes, please explain.	0	ď	D		74
		(1) Electrical system		or.	۵	ū	75
		(2) Plumbing system	•				76
		(3) Heating and cooling systems		3			77
		(5) Carbon monoxide alarms	0	0	<u>а</u>	2333	78 79
6.	EΝ	VIRONMENTAL					80
	*A.	Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	0	p/	п		81 82
	*B.	Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?		5	_ D		83
	*C.	Are there any shorelines, wetlands, floodplains, or critical areas on the property?			0	200	85
	*D.	Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical		_/			86 87
		storage tanks, or contaminated soil or water?	י כ	A			88

SELLER'S INITIALS

Date

RIP 11-8-2

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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		YES NO DON'T N	A 89
		Is there any soil or groundwater contamination?	91
	*F.	Has the property been used as a legal or illegal dumping site?	92
		Has the property been used as an illegal drug manufacturing site?	93
7.	FUI	LL DISCLOSURE BY SELLER	94
	A.	Other conditions or defects:	95
		*Are there any other existing material defects affecting the property that a prospective buyer should know about?	96 97
	В.	Verification	98
		The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.	99 100 101 102 103 104
		Setter Date Setter Date	105 106
If the	e anso ber(s	wer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line of the question(s).	e 107 108

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SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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III. BILL 1	BI B	received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s). SCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S TUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. ILESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS OM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE REEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR LLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A	136 138 144 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 160 161
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	Bu	uyer Date Buyer Date	165
			166
		UYER'S WAIVER OF RIGHT TO REVOKE OFFER	167
,	Buy	yer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and aives Buyer's right to revoke Buyer's offer based on this disclosure.	168 169
-	But	uyar Dato Buyer Date	170
		Date Date	171
3. 1	ви	JYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT	172
	HOV	yer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right, owever, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive a receipt of the "Environmental" section of the Seller Disclosure Statement.	173 174 175
-		ryer Date Buyer Date	176 177

SELLER'S INITIALS Date