SELLER DISCLOSURE STATEMENT
COMMERCIAL PROPERTY

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Commercial Brokers Association
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SELLER: LJL & COMPANY LLC
Seller Seller

To be used in transfers of commercial real estate as defined in RCW 60.42.005. See RCW Chapter 64.06 for further information.

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless 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 AT 2707 W Jameson St, CITY Seattle, STATE WA, ZIP 98199, COUNTY King ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR 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 ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

SELLER ☐ IS/ ☑ IS NOT OCCUPYING THE PROPERTY.

I. SELLER'S DISCLOSURES:

*If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

	YES	NO	DON'T KNOW	N/A
1. TITLE				
A. Do you have legal authority to sell the property? If no, please explain.	☑	☐	☐	☐
*B. Is title to the property subject to any of the following?	☐	☑	☐	☐
(1) First right of refusal	☐	☑	☐	☐
(2) Option	☐	☑	☐	☐
(3) Lease or rental agreement	☐	☑	☐	☐
(4) Life estate?	☐	☑	☐	☐
*C. Are there any encroachments, boundary agreements, or boundary disputes?	☐	☐	☑	☐
*D. Is there any leased parking?	☐	☑	☐	☐
*E. Is there a private road or easement agreement for access to the property?	☐	☑	☐	☐
*F. Are there any rights-of-way, easements, shared use agreements or access limitations?	☐	☐	☑	☐
*G. Are there any written agreements for joint maintenance of an easement or right-of-way?	☐	☐	☑	☐
*H. Are there any zoning violations or nonconforming uses?	☐	☑	☐	☐

SELLER'S INITIALS 1/8/2026 Date SELLER'S INITIALS Date

SELLER DISCLOSURE STATEMENT
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(Continued)

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	YES	NO	DON'T KNOW	N/A
*I. Is there a survey for the property?	☐	☐	☐	☐
*J. Are there any legal actions pending or threatened that affect the property?	☐	☐	☐	☐
*K. Is the property in compliance with the Americans with Disabilities Act?	☐	☐	☐	☐

2. WATER

*Are there any water rights for the property, such as a water right permit, certificate, or claim?	☐	☐	☐	☐

3. SEWER/ON-SITE SEWAGE SYSTEM

*Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?	☐	☐	☐	☐

4. STRUCTURAL

*A. Has the roof leaked within the last 5 years?	☐	☐	☐	☐
*B. Has any occupied subsurface flooded or leaked within the last five years?	☐	☐	☐	☐
*C. Have there been any conversions, additions or remodeling?	☐	☐	☐	☐
*(1) If yes, were all building permits obtained?	☐	☐	☐	☐
*(2) If yes, were all final inspections obtained?	☐	☐	☐	☐
*D. Has there been any settling, slippage, or sliding of the property or its improvements?	☐	☐	☐	☐
*E. Are there any defects with the following: (If yes, please check applicable items and explain.)	☐	☐	☐	☐

☐ Foundations ☐ Slab Floors
☐ Doors ☐ Outbuildings
☐ Ceilings ☐ Exterior Walls
☐ Sidewalks ☐ Siding
☐ Interior Walls ☐ Other _____
☐ Windows

5. SYSTEMS AND FIXTURES

*A. Are there any defects in the following systems? If yes, please explain.	☐	☐	☐	☐
(1) Electrical system	☐	☐	☐	☐
(2) Plumbing system	☐	☐	☐	☐
(3) Heating and cooling systems	☐	☐	☐	☐
(4) Fire and security system	☐	☐	☐	☐
(5) Carbon monoxide alarms	☐	☐	☐	☐

6. ENVIRONMENTAL

*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?	☐	☐	☐	☐
*B. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?	☐	☐	☐	☐
*C. Are there any shorelines, wetlands, floodplains, or critical areas on the property?	☐	☐	☐	☐
*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 storage tanks, or contaminated soil or water?	☐	☐	☐	☐

SELLER'S INITIALS 7/8/2016 Date SELLER'S INITIALS Date

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	YES	NO	DON'T KNOW	N/A
*E. Is there any soil or groundwater contamination?	☐	☐	☑	☐
*F. Has the property been used as a legal or illegal dumping site?	☐	☑	☐	☐
*G. Has the property been used as an illegal drug manufacturing site?	☐	☑	☐	☐

7. FULL DISCLOSURE BY SELLER

A. Other conditions or defects:

*Are there any other existing material defects affecting the property that a prospective buyer should know about? ☐ ☐ ☑ ☐

B. Verification

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.

Seller _____ Date 7/8/2026

Seller _____ Date

If the answer is "Yes" to any asterisked (*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

Roof was a complete tear off and replaced in 2023.

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II. NOTICES TO THE BUYER

1. SEX OFFENDER REGISTRATION

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

III. BUYER'S ACKNOWLEDGEMENT

1. BUYER HEREBY ACKNOWLEDGES THAT:

A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between Buyer and Seller.

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

Buyer _____ Date _____ Buyer _____ Date _____

2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

Buyer _____ Date _____ Buyer _____ Date _____

3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

Buyer _____ Date _____ Buyer _____ Date _____

SELLER'S INITIALS _____ Date _____ SELLER'S INITIALS _____ Date _____