

Upward Advisors

PO Box 9858 Spokane, WA 99209 Phone: 509-808-0302





Form: 17 Comm Seller Disclosure Statement -Commercial Rev 7/2015 Page 1 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

SELLER: Redemption Church of Spokane

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

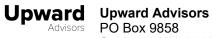
THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 212 S. Division Street, CITY Spokane, STATE WA, COUNTY Spokane, ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A. SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL 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/	X	is not occupying the property.

	* If you answer "Yes" to a question with an available and not otherwise publicly recorded			nd attad	ch doc	uments,	if
1.	. TITLE			YES	NO	DON'T KNOW	
	A. Do you have legal authority to sell the	propert	y? If no, please explain	×			
SE	ELLER'S INITIALS: B DATE: 07/0	11/25	_ SELLER'S INITIALS:	_DATE: _			



Spokane, WA 99209 Phone: 509-808-0302

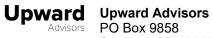
© Commercial Brokers Association
ALL RIGHTS RESERVED



Form: 17 Comm Seller Disclosure Statement -Commercial Rev. 7/2015 Page 2 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

		YES	NO	DON"	
	*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?		×		Ļ
	*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 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?		×		
	*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?		X	Ш	
3.	*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?	×		П	
	*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?		П		×
	*D. Has there been any settling, slippage, or sliding of the property or its				
	improvements?		X		
	*E. Are there any defects with the following: (If yes, please check applicable items and explain.)	×			
	☐ Foundations ☐ Slab Floors				
	☐ Doors ☐ Outbuildings				
	➤ Ceilings □ Exterior Walls				
SEL	LER'S INITIALS: DATE: 07/01/25 SELLER'S INITIALS:	DATE:			



Spokane, WA 99209 Phone: 509-808-0302

© Commercial Brokers Association
ALL RIGHTS RESERVED



Form: 17 Comm Seller Disclosure Statement -Commercial Rev. 7/2015 Page 3 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

	☐ Sidewalks	☐ Siding						
	☐ Interior Walls	☐ Other						
	☐Windows							
5.	SYSTEMS AND FIXTU	RES			YES	NO	DON'T	
	*A. Are there any defect	ts in the following syster	ns? If yes, please explain	ı .				
	(1) Electrical system	۰ . ۱				×		
	(2) Plumbing system	1				×		
	(3) Heating and coo	ling systems				×		
	(4) Fire and security	system				×		
	(5) Carbon monoxid	e alarms				×		
6.	ENVIRONMENTAL							
	*A. Have there been any	y flooding, standing wate	er, or drainage problems	on the				
			the property?			×		
			y from fire, wind, floods, b r landslides?			×		
	•		ins, or critical areas on th					
	property?					×		
			ducts in or on the property					
			os, formaldehyde, radon or contaminated soil or v				×	
	·	-	on?			×		
	•		gal dumping site?			×		
		•	ug manufacturing site?			×		
7.	FULL DISCLOSURE B	V SELLER						
٠.	A. Other conditions or d							
			ts affecting the property the	nat a				
						×		
	B. Verification							
			4.5					
			ns (if any) are complete a of. Seller agrees to defend					
			claims that the above inf					
			r a copy of this disclosure	statement	to oth	er real	estate	
	licensees and all prospe	clive buyers of the prope	erty.					
	Jonathan Bonetti	07/01/25						
	Seiler	Date	Seller		Da	ite		
	Authentisiev							
כרי	LEDIS INITIALS JB	DATE: 07/01/25	CELLEDIC INITIAL C.		DATE:			
SEL	LER'S INITIALS:	DATE:	SELLER'S INITIALS:		DATE: _			_



Upward Advisors
Advisors
PO Box 9858
Spokane, WA 99209
Phone: 509-808-0302





Form: 17 Comm Seller Disclosure Statement -Commercial Rev. 7/2015 Page 4 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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	n(s).

See attached document.

QB		07/01/25			
	DATE:	07701723	SELLER'S INITIALS:	DATE:	



Upward Advisors

PO Box 9858 Spokane, WA 99209 Phone: 509-808-0302 © Commercial Brokers Association ALL RIGHTS RESERVED



Form: 17 Comm Seller Disclosure Statement -Commercial Rev. 7/2015 Page 5 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

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 the 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 the 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).

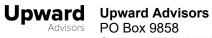
DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S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

BUYER HEREBY ACKNOWL AND ACKNOWLEDGES THA ONLY, AND NOT OF ANY RE	T THE DISCLOSURE	S MADE HEREIN ARE THOS	
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.

this statement and wa	lives Buyer's right to re	voke Buyer's offer based o	n this disclosure.	
SELLER'S INITIALS:	DATE:07/01/25	_ SELLER'S INITIALS:	DATE:	



Spokane, WA 99209 Phone: 509-808-0302

© Commercial Brokers Association
ALL RIGHTS RESERVED



Form: 17 Comm Seller Disclosure Statement -Commercial Rev. 7/2015 Page 6 of 6

SELLER DISCLOSURE STATEMENT COMMERCIAL PROPERTY

		Buyer	Date
3. BUYER'S WAIVER OF	RIGHT TO RECEIVE	COMPLETED SELLER D	DISCLOSURE STATEMENT
waives that right. How	ever, if the answer to	any of the questions in the	Disclosure Statement. Buyer section entitled "Environmental" section of the Seller Disclosure
Buyer	Date	Buyer	Date

DATE: ______ DATE: _____ DATE: _____ SELLER'S INITIALS:

Redemption Church Spokane | Disclosure Statement Details

This document is tendered to provide information on repairs and maintenance and some deferred maintenance for the Redemption Church Spokane property (212 S Division St).

1. TITLE

- A. Downtown Peppertree, LLC/Peppertree Real Estate had ROFR, under a Parking Lot Agreement established in June 2015, with a term of 10 years. This ROFR was officially waved and documentation filed in February of 2024 (see emailed documents). **Update:** all terms of contract have been fulfilled as 10 year agreement has expired.
- B. Parking lot is managed by *Diamond Parking*, through which multiple businesses/tenants lease space during the week.

2. STRUCTURAL

- A. Building is comprised of both Flattop (West part of the building) and Pitch roof (Sanctuary/East part of building). Bids were provided by Flattop Roofing for the west building, prior to an insurance claim in March of 2022. Following said insurance claim (details below), 3 sections of the Flattop were replaced and patchwork done along other Flattop surfaces and in corners of Pitched roof. The pitched roof (Sanctuary) will need to be replaced as it has leaks.
- B. Ceiling/drywall in the Pipe Organ, Pipe Room is still in need of repair. This is where the insurance claim from the roof leak took place.
- C. Extensive Masonry point and repair work were done in September/October of 2021, including: repointing all of the steeple, a repair of potential buckle on steeple, and repointing of all damaged brickwork along top of entire building (see attached invoice from Milestone Masonry).
- D. Cinderblock wall was also built to curtail access to lower roof by transient community (see attached invoice from Milestone Masonry).

3. SYSTEMS AND FIXTURES

A. Boiler underwent complete overhaul in October of 2023. Work was just over \$30,000 with all boiler plates and majority of parts being replaced.

Flattop Roofing & Construction Inc.

2424 Woodcrest Dr. Post Falls, ID 83854 Washington 1-509-499-2210 Idaho 1-208-773-9139

Date	Invoice #
6/3/2022	145370

Invoice

Bill To	
Redemption Church 212 S. Division St. Spokane WA, 99201 Attn: Forrest 1-509-290-2885	

P.O. No.	Terms	Project
Redemption Church	Due on receipt	

Quantity	Description		Rate	Amount
	For complete replacement of N.E. swamp cooler section and the middle pall work is complete and in good working condition. Flattop Roofing In this work, labor and material for (20) years. Thank you for you business	6,056.00	6,056.00T	
		various repairs throughout building performed and completed. All is in good king order. Unfortunately due to the age of repair areas, Flattop Roofing Inc. cannot		1,445.007
	Sales Tax		0.00%	0.00
nank you for y	our prompt payment Sincerely, Tim Lacy, President Flattop Roofing Inc.		Total	\$7,501.00

MileStone Masonry Company LLC

2206 S University Spokane, WA 99206

208-301-2865 Fax # 509-279-2410

Invoice

Date: 10/4/2021

Invoice # 10315

P.O. No.:

Bill To: Terms:

Redemption Church

Due Date: 10/4/2021

Attn: Jon

Work Site:

Redemption Church 212 S Division St Spokane WA 99202

Description	Qty	Rate	Amount
Masonry Restoration at \$3,000/day min 5-days plus materials and forklift	5	3,000.00	15,000.00T
Sealer and Mortar			
Mortar / Sealer / Muriatic Acid	1	575.00	575.00T
Note: Church to pay all materials at end of job			
		Subtotal	\$15,575.00

Subtotal	\$15,575.00
Sales Tax (9.0%)	\$1,401.75
Total	\$16,976.75
Payments/Credits	\$0.00
Balance Due	\$16,976.75

EIN# 26-0815329

MileStone Masonry Company LLC

2206 S University Spokane, WA 99206

208-301-2865 Fax # 509-279-2410

Invoice

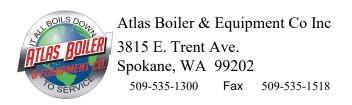
Date	Invoice #
8/15/2022	10349

Bill To Work Site

Redemption Church

Attn: Jon

		P.O. No.	Terms	Due Date
				8/15/2022
Quantity	Description		Rate	Amount
1 Blo	ock / Concrete fill		7,800.00	7,800.00T
			Subtotal	\$7,800.00
			Sales Tax (9	
			Total	\$8,502.00
			Payments/C	redits \$0.00
EIN# 26-081	15329		Balance D	ue \$8,502.00



Invoice

Date	Invoice #			
10/13/2023	56167-2			

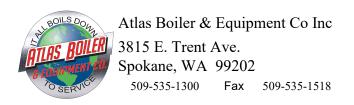
Bill To	Ship To
Redemption Church 212 S Division St Spokane, WA 99202	Redemption Church 212 S Division St Spokane, WA 99202

P.O. N	lumber	Terms	Rep	Ship	Via	F.O.B.	Project
Jona	athan	Due on receipt	BPG				56167
Quantity	Iter	n Code		Description	n	Price Each	Amount
1 -1	1 WA Install 1 Down Payment New boiler delivered onsite. Progress billing for new boiler. Installation labor and remaining materials billed time a			11,945.68 11,945.68 and	11,945.68T -11,945.68		
1 70.5 2 1 1 1 2 3 3 4 1 1 2 2 2	WA Install		materials. Shipping for Bo Boiler Installati Washington Ins 6" Cutting Whe 4" BI Plug 4" Clevis Hang 3" BI Plug 3" x 2" BI Bush 3" 150# Flexito 2" BI Union 2" BI Tee 2" BI 90 Elbow 2" x 1" BI Bush 2" x 1/2" BI Bush 2" x 6" BI Nipp 2" x 5-1/2" BI I 2" x 4-1/2" BI I	on Permit stall Labor Hours sels er ning lic Gasket ning shing sle Nipple		1,295.40 275.00 175.00 15.43 58.72 11.86 54.76 25.93 7.93 50.77 33.67 29.26 20.84 18.48 18.02 18.02 16.22	275.00T 12,337.50T 30.86T 58.72T 11.86T 54.76T 25.93T 15.86T 152.31T 101.01T
Thank you for your business. We appreciate prompt payment.				**		Sales Tax (9.0%)	1

Total

Payments/Credits

Balance Due



Bill To

Invoice

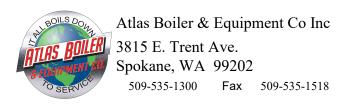
Date	Invoice #
10/13/2023	56167-2

212	lemption Chur S Division St kane, WA 992				Redemption C 212 S Division Spokane, WA	n St		
P.O. N	Number	Terms	Rep	Ship	Via		F.O.B.	Project
Jona	athan	Due on receipt	BPG					56167
Quantity	Iter	m Code		Descriptio	n		Price Each	Amount
1 1 8 2 3 1 2 1 2 1 1 4 1 1 1 7 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	WA Install	ness. We appreciat	2" x 3" BI Nipple 2" x Close BI Nipple 2" BI Pipe (price per foot) 2" Unistrut Clamp 1" BI Union 1" BI Cross 1" Stainless Steel Ball Valve 1" BI Tee 1" BI 90 Elbow 1" BI 45 Elbow 1" BI Plug 1" x 6" BI Nipple 1" x 5-1/2" BI Nipple 1" x 2-1/2" BI Nipple 1" x Shoulder BI Nipple 1" x Close BI Nipple 1" BI Pipe (price per foot) 1" Unistrut Clamp 1/2" BI 90 Elbow 1/2" BI Union 1/2" x 6" BI Nipple 1" x 5" BI Nipple			Sale	11.62 9.60 9.90 4.30 25.93 30.42 68.40 10.24 7.99 9.56 5.58 9.05 9.53 5.44 2.95 4.72 4.30 3.95 6.00 16.65 4.99 4.73	11.62T 9.60T 79.20T 8.60T 77.79T 30.42T 136.80T 10.24T 15.98T 9.56T 5.58T 36.20T 9.53T 5.44T 2.95T 4.72T 30.10T 7.90T 6.00T 16.65T 4.99T 4.73T
						Sales Tax (9.0%)		
						Tot	al	

Ship To

Payments/Credits

Balance Due



Bill To

Redemption Church

Invoice

Date	Invoice #			
10/13/2023	56167-2			

	S Division St kane, WA 992				212 S Divisio Spokane, WA			
P.O. N	Number	Terms	Rep	Ship	Via		F.O.B.	Project
Jona	athan	Due on receipt	BPG					56167
Quantity	Iter	n Code		Descriptio	n		Price Each	Amount
1 1 1 2 4 2 1 5			1/2" x 3" BI Nipple 3/8" Drop In Anchor 3/8" All-Thread (price per foot) 3/8" Nut and Washer Deep Unistrut 1-58/" (price per foot) TSP 1/2" Solenoid Valve Trip Fee				3.17 1.29 1.58 5.00 12.75 21.98 283.79 40.00	3.17T 1.29T 1.58T 10.00T 51.00T 43.96T 283.79T 200.00T
Thank you	for your busin	ess. We appreciat	e prompt paymer	nt.		Sale	es Tax (9.0%)	\$2,490.20
				Tot	al	\$18,213.46		
						Payı	ments/Credits	\$0.00

Ship To

Redemption Church

Balance Due

\$18,213.46