

PROPERTY DISCLOSURE STATEMENT

Coldwell Banker Commercial Devonshire Realty

OWNER: Springfield Downtown Parking, Inc.

PROPERTY: 301 N. 5th St

Springfield IL 62702

DATE: June 8th 2026

Owner represents and states that the information contained in this Property Disclosure Statement is correct to the best of Owner's knowledge as of the above date and does not reflect any changes made or occurring after the above date or information that becomes known to the Owner after the above date. Owner acknowledges that Coldwell Banker Commercial Devonshire Realty may rely upon this Statement in discussing the Property with prospective purchasers or tenants of the Property, and may deliver a copy of this Statement to prospective purchasers or tenants. This Statement is a disclosure of the condition of the Property, and not a warranty of any kind by the Owner or any agent representing the Owner, nor a substitute for any inspection by prospective purchasers or tenants.

The term "aware" means that the Owner has actual knowledge or actual notice without any specific investigation or inquiry. The term "defect" means a condition that would have a significant adverse effect on the value of the property or would significantly impair the health or safety of future occupants of the property.

I. The size of the property is:

Land 1.1 AC +/-

Bldg (s) N/A

II. Are you aware of any defects in any of the following?

	Yes	No	Description
a) Exterior Walls	—	—	N/A
b) Footings/Foundations	—	—	N/A
c) Interior Walls	—	—	N/A
d) Ceilings	—	—	N/A
e) Roof (s)	—	—	N/A
f) Floor Slab (s)	—	—	N/A
g) Floors	—	—	N/A
h) Doors	—	—	N/A
i) Windows	—	—	N/A
j) Driveways	—	—	N/A

	Yes	No	Description
k) Plumbing/Water Systems	—	•	N/A
l) Wiring/Electrical Systems	—	—	N/A
m) Septic System	—	—	N/A
n) Storm Sewer System	—	—	N/A
o) Gas Utilities	—	—	N/A
p) Insulation	—	—	N/A
q) Fences	—	—	N/A
r) Parking Lot (s)	✓	—	CRACKS IN PAVING
s) Signage	—	—	
t) Appliances	—	—	
u) Elevators	—	—	
v) HVAC Equipment	—	—	
w) Landscaping	—	—	
x) Wells	—	—	
y) Fireplace	—	—	
z) Fill Material	—	—	
aa) Other	—	—	

III. Are you aware of any of the following being present or ever being used or present on the property?

	Yes	No	Description
a) Underground Storage Tanks	✓	—	SEE PHASE II REPORT
b) Above-ground Storage Tanks	—	✓	
c) Landfill or Fill Materials	—	✓	
d) Gasoline/Oil Storage	—	✓	
e) Asbestos	—	✓	
f) Radon Gas	—	✓	
g) PCB's	—	✓	
h) Lead-based Paint	—	✓	
i) Urea Formaldehyde (foam insulation)	—	✓	
j) Paint Solvents	—	?	
k) Degreasing Materials	—	✓	
l) Cleaning Solvents	—	✓	
m) Pesticides	—	✓	
n) Other Hazardous or Contaminated Materials	✓	—	PHASE II

IV. Are you aware of any of the following with respect to the property?

	Yes	No	Description
a) Encroachments over property lines	—	☒	_____
b) Conditions, modifications, additions or repairs not conforming to code	—	☒	_____
c) Slippage or settling	—	☒	_____
d) Water damage, flooding, or drainage problems	—	☒	_____
e) Unrepaired damage due to wind, fire, earthquake, flood or other casualty	—	☒	_____
f) Zoning Violations	—	☒	_____
g) Reciprocal Easements or other usage agreements	—	☒	_____
h) Past or present termite or rodent infestation	—	☒	_____
i) Violation of lot lines, easements, restrictive covenants or setback lines	—	☒	_____
j) Non-conforming usage	—	☒	_____
k) Water leakage in basements, roof(s), walls, windows, doors or crawl space(s)	—	☒	_____
l) Features shared with adjoining landowners	—	☒	_____
m) Other	—	☒	_____

Seller acknowledges that the information provided herein is true and correct to the best of Seller's knowledge as of the date hereof.



Seller: Springfield Downtown Parking, Inc.

6-9-2026

Date:

Buyer:

Date: