

COMMERCIAL PROPERTY CONDITION STATEMENT

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101.37 acres

CONCERNING THE PROPERTY AT: CR 155 Weimar Texas 78962

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property is Improved or Unimproved		Not
Are you (Seller or Landlord) aware of:	ware	Not <u>Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?]	
(b) asbestos components: (i) friable components?		
(c) urea-formaldehyde insulation?	_]	
(d) endangered species or their habitat?]	
(e) wetlands?]	
(f) underground storage tanks?]	
(g) leaks in any storage tanks (underground or above-ground)?]	
(h) lead-based paint?]	
(i) hazardous materials or toxic waste?]	
(j) open or closed landfills on or under the surface of the Property? []	
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?		/ب
(I) any activity relating to drilling or excavation sites for oil, gas, or other minerals? [
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?		رنگ
(3) any improper drainage onto or away from the Property?]	
(4) any fault line at or near the Property that materially and adversely affects the Property?[]	
(5) air space restrictions or easements on or affecting the Property?]	
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?]	
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Hancher Listing

		<u>Aware</u>	Not Aware
(7)	special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?		(V_1)
(8)	pending changes in zoning, restrictions, or in physical use of the Property? The current zoning of the Property is:		
(9)	your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?		
(10)	lawsuits affecting title to or use or enjoyment of the Property?		
(11)	your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?		
(12)	common areas or facilities affiliated with the Property co-owned with others?		
	an owners' or tenants' association or maintenance fee or assessment affecting the Property?		
	Name of manager: Amount of fee or assessment: \$ per Are fees current through the date of this notice? [] yes [] no [] unknow	_	
(14)	Subsurface structures, by drouting lifts, or pite on the Droperty?	n r ı	/.
	subsurface structures, hydraulic lifts, or pits on the Property?		
	intermittent or wet weather springs that affect the Property?		
	any material defect in any irrigation system, fences, or signs on the Property?		
(17)	conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		
(18)	any of the following rights vested in others:		
	(a) outstanding mineral rights?	\bigcup	
	(b) timber rights?		
	(c) water rights?		
	(d) other rights?		
(19)	any personal property or equipment or similar items subject to financing, liens, or lease(s)?		
If you a	re aware of any of the conditions listed above, explain. (Attach additional information	if needed.,)
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Fax: 979.733.8616

PART 2 - Complete if Property is Improved or Unimproved

Are very (0-11-y-y-1-y-11-y-1)		NOT	
Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	Aware	
(1) Present flood insurance coverage?			
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or e release of water from a reservoir?	mergency		
(3) Previous flooding due to a natural flood event?)			
(4) Previous water penetration into a structure on the Property due to a natural floor	d event? []		
(5) Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazazone A, V, A99, AE, AO, AH, VE, or AR)?		Ų,	
(6) Located [] wholly [] partly in a 500-year floodplain (Moderate Flood HaZone X (shaded))?			
(7) Located [] wholly [] partly in a floodway?			
(8) Located [] wholly [] partly in a flood pool?			
(9) Located [] wholly [] partly in a reservoir?			
If the answer to any of the above is "aware," explain: (attach additional sheets as ne	cessary)		
*If Buyer or Tenant is concerned about these matters, Buyer or Tenant may Flood Hazards (TXR 1414) For purposes of this notice:	consult Informat	ion About	
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.			
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of funderate risk of flooding.			
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level to controlled inundation under the management of the United States Army Corps of Engineers.	l of the reservoir and t	hat is subject	
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emerge National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	ance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the old Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).		
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, w or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, without cumulatively increasing the water surface elevation more than a designated height.	hich includes the chan also referred to as a 10	nel of a river 90-year flood,	
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers delay the runoff of water in a designated surface area of land.	s that is intended to re	tain water or	
(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the P provider, including the National Flood Insurance Program (NFIP)? If yes, explain: (attach additional sheets as necessary)	roperty with any	insurance [] no	
(11) Have you (Seller or Landlord) ever received assistance from FEMA or Administration (SBA) for flood damage to the Property?	[] yes] no	
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PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

(1) <u>Structural Items</u> :	<u>Aware</u>	Not <u>Aware</u>	Not Appl.
	(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	[]	[]	
	(b) exterior walls?			
	(c) fireplaces and chimneys?			
	(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?			
	(e) windows, doors, plate glass, or canopies		[]	
(2) <u>Plumbing Systems</u> :			
	(a) water heaters or water softeners?			
	(b) supply or drain lines?		[]	
	(c) faucets, fixtures, or commodes?			
	(d) private sewage systems?	[]	[]	
	(e) pools or spas and equipment?		[]	
	(f) fire sprinkler systems?	[]	[]	
	(g) landscape sprinkler system?		[]	
	(h) water coolers?			
	(i) private water wells?	$\square \vee 1$		
	(j) pumps or sump pumps?			\square
	(k) gas lines?	$\lfloor V \rfloor$		<u>/</u>
(3)) HVAC Systems: any cooling, heating, or ventilation systems?			$\lfloor V_1 \rfloor$
(4)	Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?			4
(5)) Other Systems or Items:			
	(a) security or fire detection systems?			$\bigcup V_1$
	(b) fire detection systems?			
	(b) porches or decks?			$\lfloor V \rfloor_{\ell}$
	(d) garage doors and door operators?			
	(e) loading doors or docks?			W1/
	(f) rails or overhead cranes?			
	(g) elevators or escalators?			
	(h) parking areas, drives, steps, walkways?			
	(i) appliances or built-in kitchen equipment?			
	are aware of material defects in any of the items listed under Ponal information if needed.)	aragraph	A, explain.	(Attach
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_				Not
В.	Are you (Seller or Landlord) aware of:		<u>Aware</u>	<u>Aware</u>
	(1) any of the following water or drainage condition affecting the Property:	s materially and adversely		/
	(a) ground water?			
	(b) water penetration?			
	(c) previous flooding or water drainage?			
	(d) soil erosion or water ponding?			
	(2) previous structural repair to the foundation syst	ems on the Property?	. []	
	(3) settling or soil movement materially and advers	ely affecting the Property?	. [_]	LY
	(4) pest infestation from rodents, insects, or other organisms on the Property?			LU
	(5) termite or wood rot damage on the Property ne	eding repair?	. []	
	(6) mold to the extent that it materially and adverse	ely affects the Property?	. []	
(7) mold remediation certificate issued for the Property in the previous 5 years? [_ if aware, attach a copy of the mold remediation certificate.				
	(8) previous termite treatment on the Property?			
	(9) previous fires that materially affected the Prope	rty?		$\lfloor V_1 \rfloor$
	(10) modifications made to the Property without new with building codes in effect at the time?			کی
	(11) any part, system, or component in or on the Pi the Americans with Disabilities Act or the Texa		. <u> </u>	
	ou are aware of any conditions described under eeded.)		ditional inf	formation,
		The undersigned acknowledges reco	eipt of the	
Sel	er or Landlord: Thrush Honk M	Buyer or Tenant:		
By:		Ву:		(°
	By (signature):	By (signature):		
	Printed Name:	Printed Name:Title:		
By:				
۵y.	By (signature):	By:By (signature):		
	Printed Name:	Printed Name:		
	Title:	Title:		

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

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