



TEXAS ASSOCIATION OF REALTORS®  
COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 816 S.H. 204

Jacksonville

Texas

76766

THIS IS A DISCLOSURE OF THE SELLER'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, OR ANY OTHER AGENT.

**PART 1 – Complete if Property is Improved or Unimproved**

Are you (Seller) aware of:

**Aware** **Not Aware**

(1) any of the following environmental conditions on or affecting the Property:

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
| (a) radon gas? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) asbestos components:  |                          |                                     |
| (i) friable components? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (ii) non-friable components? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) urea-formaldehyde insulation? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) endangered species of their habitat? .....  | <input type="checkbox"/> | <input type="checkbox"/>            |
| (e) wetlands? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) underground storage tanks? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) leaks in any storage tanks (underground or above-ground)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) lead-based paint? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) hazardous materials or toxic waste? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (j) open or closed landfills on or under the surface of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(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)? .....

☐ ☒

(3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....

☐ ☒

(4) any improper drainage onto or away from the Property? .....

☐ ☒

(5) any fault line or near the Property that materially and adversely affects the Property? .....

☐ ☒

(6) outstanding mineral rights, exceptions, or reservations of the Property held by others? .....

☐ ☒

(7) air space restrictions or easements on or affecting the Property? .....

☐ ☒

(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....

☐ ☒

(TAR-1408) 1-26-10

Initialed by Seller

and Buyer or Tenant:

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Page 1 of 4  
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- |  | <u>Aware</u>             | <u>Not<br/>Aware</u>                |
|--|--------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) 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)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) common areas or facilities affiliated with the Property co-owned with others?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____   |                          |                                     |
| Name of manager: _____   |                          |                                     |
| Amount of fee or assessment: \$ _____ per _____  |                          |                                     |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown  |                          |                                     |
| (16) subsurface structures, hydraulic lifts, or pits on the Property?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?.....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

*Building has only bare structure & steep and very sandy.*

## **PART 2 – Complete only if Property is Improved**

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

### **(1) Structural Items:**

- |   | <u>Aware</u>             | <u>Not<br/>Aware</u>                | <u>Not<br/>Appl.</u>                |
|---|--------------------------|-------------------------------------|-------------------------------------|
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? .....            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) exterior walls? ..... <i>Needs painting</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (c) fireplaces and chimneys? .....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) windows, doors, plate glass, or canopies ..... <i>Needs new windows</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

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and Buyer or Tenant: \_\_\_\_\_

Page 2 of 4

(2) Plumbing Systems:

- |   | <u>Aware</u>             | <u>Not<br/>Aware</u>     | <u>Not<br/>Appl.</u>                |
|---|--------------------------|--------------------------|-------------------------------------|
| (a) water heaters or water softeners? .....           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) supply or drain lines? .....                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) faucets, fixtures, or commodes? ..... <i>None</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| (d) private sewage systems? .....                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) pools or spas and equipments? .....               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) sprinkler systems? .....                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) water coolers? .....                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) private water wells? .....                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) pumps or sump pumps? .....                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(3) HVAC Systems: any cooling, heating, or ventilation systems? ..... *None*(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? ..... *None*(5) Other Systems or Items:

- |   |                          |                          |                                     |
|---|--------------------------|--------------------------|-------------------------------------|
| (a) security or fire detection systems? .....       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) porches or decks? .....                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) gas lines? .....                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) garage doors and door operators? .....          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) loading doors or docks? .....                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) rails or overhead cranes? .....                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) elevators or escalators? .....                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) parking areas, drives, steps, walkways? .....   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) appliances or built-in kitchen equipment? ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.)

## B. Are you (Seller) aware of:

## (1) any of the following water or drainage conditions materially and adversely affecting the Property:

- |  | <u>Aware</u>             | <u>Not<br/>Aware</u>                |
|--|--------------------------|-------------------------------------|
| (a) ground water? .....                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? .....                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding? .....       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TAR-1408) 1-26-10

Initialed by Seller *[Signature]*

and Buyer or Tenant: \_\_\_\_\_

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Page 3 of 4

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- |   | <u>Aware</u>             | <u>Not Aware</u>                    |
|---|--------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? .....<br>if yes, attach a copy of the mold remediation certificate.                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) previous termite treatment on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance<br>with building codes in effect at the time? .....                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with the<br>the Americans with Disabilities Act or the Texas Architectural Barrier Statute? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of conditions described under Paragraph B, explain. (Attach additional information, if needed.)

Seller: SBLT INVESTMENTS

By: \_\_\_\_\_

By (signature): [Signature]

Printed Name: Thomas Agnew

Title: Principal Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned acknowledges receipt of the foregoing statement.

Buyer or Tenant: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**NOTICE TO BUYER OR TENANT:** The broker representing Seller and the broker representing you advise you that this statement was completed by Seller, 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.