

# Market Realty, Inc.

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Add Cell number

2201 Becker  
Brenham, Texas 77833  
www.marketrealty.com

appraisals@marketrealty.com  
burton@marketrealty.com

**601 N Main St**  
**Burton, TX**  
**\$120,000**



Baths-One half bath

Approx Sq.Ft- 1,926 SF

Age-early 1900's

Exterior-Metal

Roof-Metal

Parking-Street

Lot or Acreage-0.0661

Heat & Cool-Electric Central, Electric Heat

Est. Taxes-\$721.26 2013

Legal description-Lot Pts 6, 7, Block 31, City of Burton, 0.0661  
acres, T.H. Borden Survey, A-16, Washington County, Texas

Description of improvements-Great commercial opportunity for retail or office in historic downtown Burton, Texas. Building formerly "Schultz Corner" is at the intersection of Washington St/ FM 390 and Main Street. High traffic corner with lots of possibilities. Burton's downtown is a "Commercial Historic District" listed on the National Register. Building is wood frame construction with pressed tin siding and has metal roof construction. Building has main retail area, smaller retail/office area, storage room, kitchen/break room and 1/2 bath. Currently operated by tenant, local thrift shop. NO showings to be held during business hours Thursday-Saturday 9am to 4pm. Market Realty, Inc to accompany ALL showings. For more information call listing broker Roger Chambers at 979-830-7708.

Directions- From Brenham West on Hwy 290. Exit Spur 125 into Burton to the right. Road veers right becomes Main Street. Property on left just across from bank.

**"THE MARKET TEAM"**  
Roger Chambers, Listing broker  
Susan S. Kiel, Broker Associate/Assistant

## SKETCH ADDENDUM

Borrower or Owner

Property Address 601 N Main St.

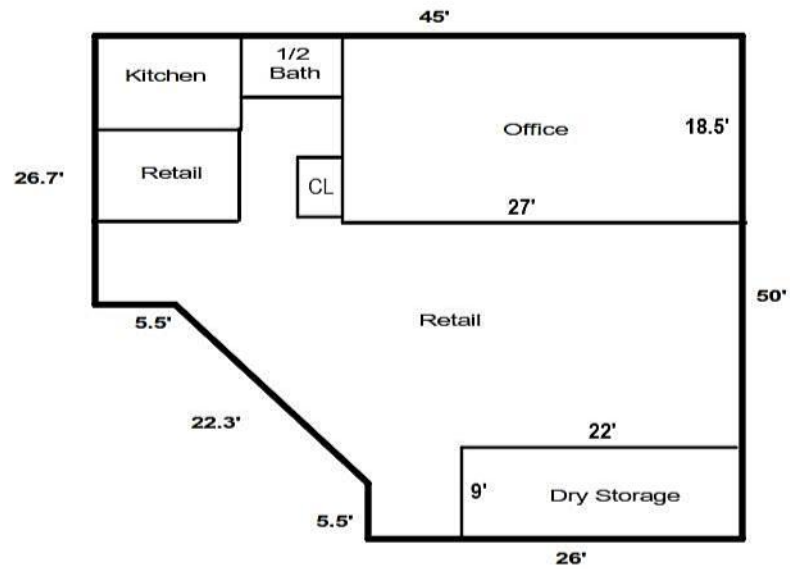
City Burton

County

State TX

Zip Code 77835

Client



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS			
Building Area			Commercial Bldg			
Commercial Bldg	1927	181	45.0 X 26.7 =	1201.5		
			32.7 X 17.8 =	582.0		
			26.0 X 5.5 =	143.0		
			Total	1926.5		



TEXAS ASSOCIATION OF REALTORS®  
**COMMERCIAL PROPERTY CONDITION STATEMENT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT: \_\_\_\_\_

THIS IS A DISCLOSURE OF THE UNDERSIGNED'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.

**PART I - Complete if Property is Improved or Unimproved**

Are you (Seller or Landlord) aware of:

	<u>Aware</u>	<u>Not Aware</u>
(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 checked="" 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)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line or near the Property that materially and adversely affects the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) outstanding mineral rights, exceptions, or reservations of the Property held by others? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) air space restrictions or easements on or affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: MS CS and Buyer or Tenant: \_\_\_\_\_ Page 1 of 4

Market Realty, Inc. PO Box 101 Burton, TX 77833

Phone: (979)289-2159

Fax: (979)289-2159

Susan Kiel

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www.ziplogix.com

Staerckel



- |   | Aware                    | Not<br>Aware                        |
|---|--------------------------|-------------------------------------|
| (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.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART 2 – 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?

- |  | Aware                    | Not<br>Aware                        | Not<br>Appl.             |
|--|--------------------------|-------------------------------------|--------------------------|
| (1) <u>Structural Items:</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? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) fireplaces and chimneys? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(TAR-1408) 1-26-10    Initialed by Seller or Landlord: MS CA and Buyer or Tenant: \_\_\_\_\_ Page 2 of 4

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipments? .....	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) porches or decks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or Landlord) aware of:

	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(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"/>



	Aware	Not Aware
(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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair? .....	<input checked="" type="checkbox"/>	<input 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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if yes, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property? .....	<input checked="" type="checkbox"/>	<input 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 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 Americans with Disabilities Act or the Texas Architectural Barrier Statute? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Treated for termites prior to our purchasing.  
Subsequent repairs were made to areas affected.

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Mark A. Staerkel Catherine Staerkel

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

By: Mark A. Staerkel

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

By (signature): Mark Staerkel

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

Printed Name: Mark A. Staerkel

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

Title: \_\_\_\_\_ Date: 2/5/14

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

By: Catherine Staerkel

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

By (signature): Catherine Staerkel

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

Printed Name: Catherine Staerkel

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

Title: \_\_\_\_\_ Date: 2/5/14

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

**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.

**TOMAS PEREZ AND ASSOCIATES, INC.**  
**1014 P. R. 8011**  
**GIDDINGS, TEXAS 78942**

979-820-8746

979-540-2079

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
(TCEQ) LICENSES  
TCEQ#: CRP001376  
TCEQ#: RCAS00776

**REMOVAL OF UNDERGROUND STORAGE TANKS**

**NAME OF FACILITY**

**SCHULTZ CORNER**  
**RANDY AND PATTI SCHULTZ (owner)**  
601 North Main  
Burton, Texas 77835  
County: 239 - Washington  
Facility ID#: Non-Listed (NL 94164)

**RESPONSIBLE PARTY**

**RANDY AND PATTI SCHULTZ**  
601 North Main  
Burton, Texas 77835

**DATE OF REPORT**

April 10, 2006

**PREPARED BY**

**TOMAS PEREZ**  
TCEQ#: ILP02306  
TCEQ#: 0SSF6747

**TOMAS PEREZ AND ASSOCIATES INC.**

1014 P.R. 8011  
GIDDINGS, TEXAS 78942

Phone 979-870-8746  
fax 979-540-2079

TCEQ#: CRP001376  
TCEQ#: RCAS00776  
TCEQ#: ELP002506  
TCEQ#: 0SSF6747

**INTRODUCTION**

**Reference:**

Schultz Corner  
601 North Main  
Burton, Texas 77835  
Facility ID#: Non-Listed

This facility is located at the address listed above in Burton, Texas. It was used as a fuel station in the early 1900's. It is believed to have ceased it's fuel operation in the mid 1900's. However, the facility has been used for many other businesses since then.

The Underground storage system became an issue as a result of a possible land transaction. Therefore, our firm was contacted to take soil samples in order to determine any possible environmental concerns dealing with the UST System. Initially, abandonment in place of the system was the objective because it was suspected the tanks were under the building structure. However, during the field construction, the tanks were encountered. At this time, it was determined that the tanks were accessible and therefore, the tanks were removed from the ground. During the construction, soil samples were taken and processed for transport to a State Of Texas certified laboratory.

The analytical data results returned by the laboratory indicate that this facility is not a Leaking Petroleum Storage Tank (LPST) site. As a result, this site is considered to be clean and not contaminated by any hydrocarbon constituents as pertaining to the UST System. Therefore, as per current guidelines and standards, this site does not require any further remediation.



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TCEQ# CRP001376  
TCEQ# RCAS00776  
TCEQ# ILP002306  
TCEQ# OSSF6747

Tank Receipt and Disposal Certificate for Underground Storage Tank

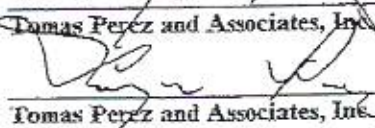
March 08, 2006

Reference:

Schultz Corner  
601 North Main  
Burton, Texas 77835  
Facility ID#: Non-Listed (NL94164)  
Removal Date: 03/07/2006

This 550 gal tank will be destroyed by March 28, 2006.

  
Tomas Perez and Associates, Inc. - Removal Contractor

  
Tomas Perez and Associates, Inc. - Disposal Agency

Summary - Schultz Corner

Facility ID#: NL94164

I Tanks

- 1). Tanks removed from ground on 03/07/2006
- 2). 4 - 550 gallons steel tanks
- 3). Internal contents: Tanks were empty
- 4). Visual inspection and destruction
  - a). Tanks were in fair condition
  - b). Tanks were properly labeled and plugged
  - c). Tanks were destroyed by Tomas Perez and Associates, Inc.

II Piping

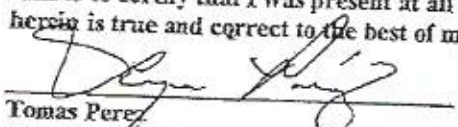
- 1). Piping was steel
- 2). Piping was in fair condition and had no visible signs of leaking

III Sampling

- 1). Samples taken as per TCEQ protocol
- 2). Analytical results enclosed in report

Certification:

This is to certify that I was present at all phases of this construction, and the information contained herein is true and correct to the best of my knowledge.

  
Tomas Perez  
TCEQ#: 4LP002306

TOMAS PEREZ AND ASSOCIATES, INC.

1014 P.R. 8011  
GIDDINGS, TEXAS 78942

Phone 979-820-8746

Fax 979-540-2079

TCEQ# CRP001376

TCEQ# RCAS00776

TCEQ# ILP002306

TCEQ# OSSF6747

### LABORATORY ANALYTICAL CALCULATIONS AND INFORMATION

April 10, 2006

Reference:

Schultz Corner

601 North Main

Burton, Texas 77835

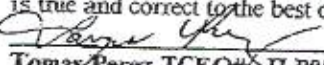
Facility ID#: Non-Listed (NL94164)

Removal Date: 03/07/2006

All analytical screening levels for the soil samples calculated below detection levels or action levels. Therefore, according to current active TCEQ guidelines, this site is not an LPST (Leaking Petroleum Storage Tank) Site. This site is considered to be a clean facility in regards to the UST System. It does not require any further action.

CERTIFICATION:

This is to certify that I was present at all phases of this construction, and the information contained herein is true and correct to the best of my knowledge.

  
Tomas Perez TCEQ# ILP002306