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TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE eTexas Association of REALTORSO, Inc. 2011

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

| CONCERNING THE PRO | PE | RT | Y A1 | Γ | | | | | | | | | - MAIN HOUSE 77833 | <u>-</u> | | |
|--|--------------|-------|--------|----------------|-------------------------|-------------|------------------|----------------------|--|-------|---------------|------|--|----------|------------|----------------|
| DATE SIGNED BY SELL | _ER | : Al | ND I | SNO | TC | Α. | SU | BSTITUTE FOR A | NΥ | INS | SPE | CT | TION OF THE PROPERTY AS IONS OR WARRANTIES TH SELLER'S AGENTS, OR AN | EΒ | JUY | ΈR |
| _ | | | | | | | ı.c | | 11 11 | l | • | | since Calley has assumind the | Dec | | 40 |
| Section 1. The Propert | | | | ° | or | | iev | er occupied the Pro | pert | y | | | since Seller has occupied the | FIU | ipei | rty : |
| This notice does no | ot es | stab | lish t | nem: he ite | m | nar s to | be (| conveyed. The contra | ct wi | ll de | eterr | nine | which items will & will not conve | | ··· | , |
| item | Y | N | U | 1 | | em | | | Y | N | U | | Item | Υ | L | U |
| Cable TV Wiring | X | | Ш | | _ | | | ropane Gas: | IX | | | | Pump: ☐ sump ☐ grinder | ļ., | X | 4 |
| Carbon Monoxide Det. | <u> </u> | X | | | _ | | | munity (Captive) | | | | | Rain Gutters | K | <u> </u> | |
| Ceiling Fans | X | | | | -[_ | Ρo | n P | roperty | X | | | | Range/Stove | X | L | Ш |
| Cooktop | X | | | | Н | ot T | ub | | X | | | | Roof/Attic Vents | X | | Ш |
| Dishwasher | X | | 7 | | ln | terc | om | System | | Х | | | Sauna | | X | |
| Disposal | TX | | | Γ | М | icro | wa | ve | | X | П | | Smoke Detector | П | X | |
| Emergency Escape | Τ | | TT | | ō | utde | or | Grill | | | | | Smoke Detector – Hearing | Г | | П |
| Ladder(s) | | × | | | | | | | | Χ | | | Impaired | | X | |
| Exhaust Fans | 又 | | \Box | _ <u></u> | Patio/Decking | | | cking | X | | | | Spa | X | | П |
| Fences | 卜 | | П | | Plumbing System | | | g System | X | | | | Trash Compactor | | X | П |
| Fire Detection Equip. | | X | | | P | ool | | | X | | П | | TV Antenna | | 区 | 17 |
| French Drain | T | X | 1 | | P | ool | Egu | uipment | X | | | | Washer/Dryer Hookup | X | | П |
| Gas Fixtures | 家 | > | 1 | T | _ | _ | | int. Accessories | X | | | | Window Screens | X | ſ | П |
| Natural Gas Lines | Ĺ | X | | | P | ool | lea | ater | X | | | | Public Sewer System | | X | |
| Item | | | • | 7 | Y | N | U | | | A | ddi | ion | al Information | | | |
| Central A/C | | | | | $\overline{\mathbf{x}}$ | | | ☑ electric | S Jit | ım | ber | of u | nits: <u>2</u> | | | |
| Evaporative Coolers | | | | | , | X | ŀ | number of units: | ······································ | | | | | | | |
| Wall/Window AC Units | | | | | | X | number of units: | | | | | | | | | |
| Attic Fan(s) | | | | | | V | | if yes, describe: _ | | | | | | | | |
| Central Heat | | | | | Z | | | ⊠ electric | s ni | um | ber | of u | nits: 2 | | | |
| Other Heat | | | | | - | ∇ | | if yes, describe: | | | | | | | | |
| Oven | • | • | | | X | | | number of ovens: | ens: 2 Stelectric gas other: | | | | | | | |
| Fireplace & Chimney | | | | - 1 | Ż | | | | | | | | other GAS CONNEC- | 610 | <u>,</u> 人 | <u> </u> |
| Carport | | • | | 5 | Z | | | attached n | ot at | tac | hed | | | | | |
| Garage | | | | | | 冈 | | ☐ attached ☐ n | ot at | tac | hed | | | | | |
| Garage Door Openers | | | | | | X | | number of units: | | | | | number of remotes: | | | |
| Satellite Dish & Control | s | | | _ | | X | | ☐owned ☐leas | ed fi | ron | 1 | | | | | |
| Security System | | | | | | X | | owned leas | | | | | | | | |
| Water Heater | | | | 1 | Z | П | 寸 | Malelectric ☐ gas | | | her: | _ | number of units: _c | 2 | | |
| Water Softener | | | | <u> </u> | $\stackrel{>}{\sim}$ | | _ | ⊠owned □ leas | | _ | | | | | | — , |
| Underground Lawn Spr | inkk | er | | | Ż | | | | | | | eas | covered: From Highway, Cu | Poli | 10 | 2 |
| Septic / On-Site Sewer | | | , | | Ż | | - | | | | | | On-Site Sewer Facility (TAR-1 | | | = |
| | | | | | | <u> </u> | l | | | | | | | | | |
| (TAR-1406) 9-01-11 5 Star Country Properties, LLC 2668 Hwy 36 | S., #31 | 1 Bre | | | | | elle | er: <u>Olc</u> , | | | dBi ose:9ï | - | | _ | | of 5 CLICK, |

p.1

| Concerning the Property | at | | | 5. | | | | | 77833 | | |
|--|------------------|------------|------------------|-------------|----------|------------------|----------------|---|---------------------------------------|---|----------|
| • | | | of CTMUS | | | | | • | • | | |
| | | | | | | | aic | WII L | other: | | |
| Was the Property built be | | | | | | | ~4 | naint h | ogrande) | | |
| (If yes, complete, sig | n, and | attacn | 1AK-1900 000 | \ \ \ | ning ie | au-uasi Vinik | | yo so | <i>· O</i> (appro | vima | ite) |
| Roof Type: Compo | 50 t 10 | , <u> </u> | | . Ag | je | MOL | <u></u> | ر <u>دن بحر</u> | od over existing chingles or roof co | erin. | a\? |
| | | g on the | Property (snii | ngie | es or ro | OOI COVE | erır | ig plac | ed over existing shingles or roof cov | reinių | 9): |
| □yes 🖾no 🔲unkno | wn | | | | | | | | | | |
| Are you (Seller) aware of | anv of | the ite | ms listed in thi | s S | ection | 1 that a | аге | not in | working condition, that have defects | , or a | are |
| need of repair? ☐ves | ⊠ no | If ves | describe (atta | ch a | additio | nal she | ets | if nece | essary): | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | · | | | | | | | | — |
| Outline Outline (Pa | | | f amu dafaata | or | malfin | actions | · in | any o | of the following?: (Mark Yes (Y) if | VOU : | are |
| aware and No (N) if you | | | | O! | ınanıı | icho: 13 | | anyo | the following: (want 100 (1) in | , • • • | |
| | | N | Item | | | | ~ | N | Item | TY | N |
| Item | - Y | IN | | | | | <u>'</u> | | Sidewalks | ╁┤ | H |
| Basement | | | Floors | | H=F/=1 | | | 15 | Walls / Fences | + | ᆸ |
| Ceilings | | 1 | Foundation | | nab(s) | | | '] | | ╂┈┤ | L |
| Doors | | | Interior Wa | •• | | | | 14 | Windows | ┼┈ | ı |
| Driveways | | 4 | Lighting Fix | | | | | | Other Structural Components | ┿ | Н |
| Electrical Systems | | 17 | Plumbing S | syst | tems | ∔ | | <u> </u> | | ┿ | - |
| Exterior Walls | | | Roof | | | | | ΤĄ | | ــــــــــــــــــــــــــــــــــــــ | |
| Section 3. Are you (So you are not aware.) | eller) a | ware (| of any of the f | follo | owing | condit | ioi | ns: (Ma | ark Yes (Y) if you are aware and N | 10 {N | l) II |
| Condition | | | | Υ | N | Conc | diti | on | | Y | N |
| Aluminum Wiring | | | | Т | V | Previ | dation Repairs | | ✓ | | |
| Asbestos Components | | | | | V | Previ | Repairs | \perp | \mathbb{L} | | |
| Diseased Trees: | ak wilt | П | | | V | Othe | r S | tructur | al Repairs | | V |
| Endangered Species/H | | ~ | erty | Т | 7 | Rado | n ' | Gas | | ĺ | ~ |
| Fault Lines | | | | | 1d | Settli | ing | | | ✓ | |
| Hazardous or Toxic Wa | este | | | | TVI | Soil I | Мο | vemen | t | | <u> </u> |
| Improper Drainage | | | | | ГZ | Subs | suri | face St | ructure or Pits | $oldsymbol{ol}}}}}}}}}}}}}}}}}$ | 1/ |
| Intermittent or Weather | Spring | js | | | V | Unde | erg | round S | Storage Tanks | | V |
| Landfill | | | | | V | Unpl | att | ed Eas | ements | 丄 | V |
| Lead-Based Paint or Le | ad-Ba | sed Pt. | Hazards | | V | Unre | co | rded Ea | asements | | <u></u> |
| Encroachments onto th | e Prop | erty | | Ī | V | Urea | ı-fo | rmalde | hyde Insulation | | <u> </u> |
| Improvements encroac | hing or | others | s' property | | V | Wate | er F | ² enetra | ation | 丄 | V |
| Located in 100-year Flo | oodplai | ก | | | 1 | Wetla | anı | ds on F | Property | | V |
| Located in Floodway | | | | | V | Woo | d F | Ro t | | | 1 |
| Present Flood Ins. Cov | erage | | | | | Activ | ⁄e i | nfestati | ion of termites or other wood | | V |
| (If yes, attach TAR-141 | _ | | | | | destr | roy | ing inse | ects (WDI) | | |
| Previous Flooding into | the Str | uctures | S | | | Prev | iou | is treati | ment for termites or WDI | | 1 |
| Previous Flooding onto | | | | | 1 | Prev | iou | ıs termi | ite or WDI damage repaired | | V |
| Previous Fires | | | | | 7 | Term | nite | or WD | I damage needing repair | | V |
| Previous Use of Premis | ses for | Manufa | ecture | | 7 | Sing | le l | Blockal | ble Main Drain in Pool/Hot Tub/Spa* | | |
| of Methamphetamine | | | | 1. | | | | | | | <u> </u> |
| (TAR-1406) 9-01-11 | | Initia | led by: Seller: | | Olc | | | and B | luyer:, Pa | ge 2 | of 5 |

5500 HWY. 105 -- MAIN HOUSE BRENHAM TX 77833

| Conc | erning | the Property at | | BRENHAM, | TX | 77833 |
|--------|------------------------|---|--|----------------------------------|--------|---|
| - S- | ++ /: | er to any of the items in Section 907 4 | oe hAd A A | oundat | tol. | U COMPANY CHECK AS WE |
| 60 | , 14 - | HOO WAS SOME SI | 001120 1010161 | U. ThIS DO | コハチィ | YOU BY HOUSE IS ON |
| 90 | DCI | (s. WAS told NO 1 AND doors wor | PURGINO W | AS NER | 260 | 1. NO COACKS ON ANY |
| _0.2 | 7172 | | | suction entrap | omen | nt hazard for an individual. |
| whic | h has | not been previously disclo | sed in this notice | ? Dyes B | no i | on the Property that is in need of repair, If yes, explain (attach additional sheets if New Coor install on The Stolebam, paint a |
| 19 | 10 AN | -up by metal blo | le ocheduleo | With 1 | OLL | thattor week ob |
| 7 | 4/4 | 13. Also wollde | shimple rep | DAIR Of | Tuy | ft Shed storage bldg. |
| not a | ion 5. aware. N | .) Room additions, structural mo | difications, or other | alterations or | | if you are aware. Mark No (N) if you are airs made without necessary permits or not |
| | • | in compliance with building coo | | | | |
| | 4 | Homeowners' associations or Name of association: | | | | |
| | | Manager's name: | | | Phor | ine: |
| | | Fees or assessments are: S Any unpaid fees or assess If the Property is in more attach information to this no | than one association | er /? | orma | and are: mandatory voluntary in o ation about the other associations below or |
| 0 | | with others, if yes, complete th | e following: | | | ys, or other) co-owned in undivided interest no If yes, describe: |
| | | Any notices of violations of de Property. | eed restrictions or g | overnmental | ordin | nances affecting the condition or use of the |
| | | Any lawsuits or other legal proto: divorce, foreclosure heirsh | | | fectin | ng the Property. (Includes, but is not limited |
| | | Any death on the Property extended the condition of the Property. | pept for those death: | s caused by: | natur | ıral causes, suicide, or accident unrelated to |
| | | Any condition on the Property | which materially affe | cts the health | n or s | safety of an individual. |
| | 4 | hazards such as asbestos, rac | lon, lead-based pain es or other docume | it, urea-forma ntation identi | Idehy | to the Property to remediate environmental yde, or mold. the extent of the remediation (for example, |
| | = | Any rainwater harvesting sys indoor potable purposes. | tem connected to the | ne property's | publi | lic water supply that is able to be used for |
| If the | e answ lied repe | ver to any of the items in Section in 2009. Letter on the section of the section | n 5 is yes, explain (a | attach addition | nal sh | heets if necessary): My hus band ne ownership ag |
| (TAF | ⋜-1400 | 6) 9-01-11 Initialed | by: Seller: dc | , a | ind Bi | Buyer:, Page 3 of 5 |

| Concerning the Pro | perty at | | NHAM, TX 77833 | |
|---|--|--|---|--|
| Section 7. Within regularly provide i | the last 4 year | ars, have you (Seller) receive | Property. CAN PAGE any written inspection rep inspectors or otherwise perm the following: | orts from persons who |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| Prosection 8. Check ■ Homestead | operty. A buye any tax exem | r should obtain inspections for should obtain inspections for stion(s) which you (Seller) cut ☐ Senior Citizen | is as a reflection of the current from inspectors chosen by the frently claim for the Property: | |
| ☐ Wildlife Mana | _ | Agricultural | ☐ Disabled Veteran ☐ Unknown | |
| requirements of Cl | hapter 766 of t | ne Health and Safety Code?* | rs installed in accordance worknown in the graph of the sections. | f no or unknown, explain |
| smoke detec which the dv know the bu | ctors installed in velling is locate | n accordance with the requirem d, including performance, locati uirements in effect in your area | e-family or two-family dwellings nents of the building code in eff on, and power source requirement, you may check unknown abou | ect in the area in ents. If you do not |
| of the buyer evidence of the buyer m specifies the | 's family who wa the hearing imp lakes a written I locations for in | ill reside in the dwelling is heari airment from a licensed physici request for the seller to insta | he hearing impaired if: (1) the bing-impaired; (2) the buyer gives an; and (3) within 10 days after if smoke detectors for the hear who will bear the cost of ins | the seller written the effective date, ring-impaired and |
| | | | ne best of Seller's belief and tha Information or to omit any mater | |
| Debra | M'Nais | Click 17-19-12 | | |
| Signature of Seller Printed Name: <u>DEB</u> | RA L. (MCN | ~ | nature of Seller ted Name: | Date |
| (TAR-1406) 9-01-11 | | itialed by: Seller:, | and Buyer: | Page 4 of 5 |

(4)

5500 HWY. 105 -- MAIN HOUSE BRENHAM, TX 77833

| Concerning the Pro | perty | at. |
|--------------------|-------|-----|
|--------------------|-------|-----|

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us . For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

| The following providers currently provide service to the prope | rty: |
|--|--|
| Electric: Blue Bonnet Electric | phone #: |
| Sewer: | phone #: |
| | phone #: |
| Water: Cable: Olsh Networker Orect TV Trash: Allied Waste | phone #: <u>888 -926-5457</u> or 888-777-3459 phone #: <u>919-271-716</u> 0 |
| Trash: Allied Waste | phone #: |
| Natural Gas: | phone #: |
| Phone Company: ATET \$55-679-95a7 Propane: Brenham L.P. | phone #: |
| Propane: <u>Brenham L.P.</u> | phone #: 914-536-2331 |

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice 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.

The undersigned Buyer acknowledges receipt of the foregoing notice.

| Signature of Buyer Date | Signature of Buyer Date |
|-------------------------|-------------------------|
| Printed Name: | Printed Name: |

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TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

| <u>co</u> | NCERNING THE PROPERTY AT | 5500 HWY. 105 MAIN HOU BRENHAM, TX 77833 | JSE |
|-----------|--|--|--|
| A. | DESCRIPTION OF ON-SITE SEWER FACILITY | ON PROPERTY: | |
| | (1) Type of Treatment System: Septic Tan | k Aerobic Treatment | Unknown |
| | (2) Type of Distribution System: | Lines | Unknown |
| | (3) Approximate Location of Drain Field or Distrib | ution System: To | Unknown |
| | TANK behind house. | | |
| | | | |
| | (5) Approximate Age: 20 455 | | Unknown |
| B. | MAINTENANCE INFORMATION: | | |
| | (1) Is Seller aware of any maintenance contract in If yes, name of maintenance contractor: contract e Maintenance contracts must be in effect to op sewer facilities.) | expiration date: | |
| | (2) Approximate date any tanks were last pumper | 1?_ 2008 | |
| | (3) Is Seller aware of any defect or malfunction in If yes, explain: | the on-site sewer facility? | Yes No |
| | (4) Does Seller have manufacturer or warranty in | ormation available for review? | Yes No |
| C. | PLANNING MATERIALS, PERMITS, AND CONT | RACTS: | |
| | (1) The following items concerning the on-site several planning materials permit for original maintenance contract manufacturer informations. | nstallation Offinal inspection when | OSSF was installed |
| | (2) "Planning materials" are the supporting ma submitted to the permitting authority in order to | terials that describe the on-site so o obtain a permit to install the on-site | ewer facility that are sewer facility. |
| | (3) It may be necessary for a buyer to hat transferred to the buyer. | ve the permit to operate an or | n-site sewer facility |
| (TAR | -1407) 1-7-04 Initialed for Identification by Buyer | , and Seller dc | ., Page 1 of 2 |
| Star | Country Properties, LLC 2668 Hwy 36 S., #311 Brenham, TX 77833-5880 979.830.5040 Fax: 512.532.6023 Shelly Moschak | Mile Road, Fraser, Michigan 48026 www.zipl.ogix.com | (MCNAIR) |

5500 HWY. 105 -- MAIN HOUSE BRENHAM, TX 77833

| Information | about | On-Site | Sewer Facility | concerning |
|-------------|-------|---------|----------------|------------|
|-------------|-------|---------|----------------|------------|

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| 97 1174 · · | Usage (gal/day) without water- | Usage (gal/day) with water- |
|---|-----------------------------------|--------------------------------|
| <u>Facility</u> | saving devices | saving devices |
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Selier's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| Debra M'Nair Clrck Signature of Seller | 1-19-12 | Signature of Seller | Dete |
|---|---------|---------------------|------|
| DEBRA L. (MCNAIR) CLICK | Date | Signature of Seller | Date |
| Receipt acknowledged by: | | | |
| Signature of Buyer | Date | Signature of Buyer | Date |



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

| CONCERNING THE PRO | OPE | RT | ΥA | т | <u></u> | | | | | | | - GUEST HOUSE X 77833 | | | |
|---|----------|-----------|---------|-------------------|-----------------|---------|---|--|----------------|------------------|------------------------|--|---|----------|----------|
| DATE OFFICE DE OFF | | MI | AD I | 13 IVI | ,,,,, | 4 . | 'S KNOWLEDGE OF | FT | HE ' IN | CC | ND! | TION OF THE PROPERTY TIONS OR WARRANTIES T SELLER'S AGENTS, OR A | | | |
| Seller is is not o | ccup | oyin | g th | e Pro | peri | y. I | f unoccupied (by Selever occupied the Pro | ller) | , he | ow | iong | since Seller has occupied th | e Pr | ope | rty |
| Section 1. The Proper | ty h | as 1 | the i | items | ma | rke | ed below: (Mark Yes | · (Y | 3 N | No dete | (N), ermin | or Unknown (U).) e which items will & will not conv | 601/ | | |
| Item | Y | N | U | | ten | | | | | Τu | | Item | | N | T |
| Cable TV Wiring | V | | | | | | V | | + | 7 | Pump: ☐ sump ☐ grinder | | 1 | 屵 | |
| Carbon Monoxide Det. | | √ | | | | _ | mmunity (Captive) | † | V | 十 | 1 | Rain Gutters | ╁ | V | ├ |
| Ceiling Fans | V | | | | | | Property | V | 1 | ╁ | 1 | Range/Stove | ┪ | | H |
| Cooktop | V | | | | -lot | Tul |) | | \overline{v} | 1 | 1 | Roof/Attic Vents | ٦ž | | H |
| Dishwasher | | | | | nter | (COI | n System | 1 | V | 十 | 1 | Sauna | + | V | \vdash |
| Disposal | 1 | | | | Vlicr | OW | ave | | V | 1 | 1 | Smoke Detector | + | V | H |
| Emergency Escape Ladder(s) | | V | | | Outdoor Grill | | | | V | | | Smoke Detector – Hearing Impaired | | √ | |
| Exhaust Fans | 1 | | | F | Patio/Decking | | | 7 | | 1 | 1 | Spa | ╅┈ | ~ | \vdash |
| Fences | V | | | F | Plumbing System | | | | | 1 | 1 | Trash Compactor | - | V | _ |
| Fire Detection Equip. | | 기 | | F | Pool | | | | V | ┢ | 1 | TV Antenna | \forall | * | _ |
| French Drain | | ٧ | | ٦ | ool | Eq | uipment | | V | 1 | 1 | Washer/Dryer Hookup | V | | _ |
| Gas Fixtures | | V | | F | ool | Ma | aint. Accessories | | V | 1 | 1 | Window Screens | 7 | ┝╌┥ | _ |
| Natural Gas Lines | | $\sqrt{}$ | | LF | ool | He | ater | | V | | | Public Sewer System | +- | V | |
| Item | | ···- | | Y | N | п | | | ٨ | 44 | - | al Information | | | _ |
| Central A/C | | | | 7 | | Ť | ■ electric gas | nı | _ | | | | | | |
| Evaporative Coolers | | | | _ | V | _ | number of units: | - 111 | 21111 | DÇI | OI U | nics/ | | | |
| Wall/Window AC Units | | | | \top | | Ι- | number of units: | | | | | | | | |
| Attic Fan(s) | | | | + | V | | if yes, describe: | - | | _ | | | | | |
| Central Heat | | | | 1 | | _ | electric gas | ni | | her | of m | nite: | | | = |
| Other Heat | | | | 1 | \overline{V} | | if yes, describe: | | A1 : 11 | <u> </u> | OI U | into. | | | |
| Oven | | | | V | | | number of ovens: | ī | | | elec | tric g gasother: | | | = |
| Fireplace & Chimney | | | | _ | 1 | | ☐wood ☐gas log | is | 7 | mo mo | | other: | | | =_ |
| Carport | | | | | V | | ☐ attached ☐ no | | | | | | | | - |
| Garage | | | | | V | | ☐attached ☐no | | | | | | | | _ |
| Garage Door Openers | | | | | V | | number of units: | | | | | number of remotes: | | — | _ |
| Satellite Dish & Controls | | | | | V | | ☐owned ☐ lease | d fr | om | | | number of femotes. | = | | |
| Security System | | | | | V | | owned lease | | | | | | | - | |
| Water Heater | | | | \vee | | | electric gas | | | _= | | number of units: | , | | =- |
| Water Softener | | | | | | | ■ owned □ lease | | | _ | | | | | - |
| Underground Lawn Sprin | | | | V | | I | automatic m | | | _ | eas | covered: | | | |
| Septic / On-Site Sewer F | acili | ty | | V | | | | | | | | n-Site Sewer Facility (TAR-1 | | | |
| FAR-1406) 9-01-11 | | f | nitia | led b | y: S | elle | er: Olc , | | | | yer: | | age | | ا۔ 5 |
| Star Country Properties, LLC 2668 Hwy 36 S., selly Moschak | #311 E | renhar | n, TX 7 | 7833-588 Produ | i0 ced wi | ith zip | Form® by zipLogix 1807D Fifteen | Mile I | Pho: Road | ne: 97 i, Fra | 9.830.50 ser, Mic |) der | ACNAIR | | |

| Concerning the Property | at | | | 5 | 500 | | | | GUEST 7783 | | | |
|--------------------------------|-------------|----------|----------------|----------------|--------------------------|--------------------------|--|------------|---------------|--|---------------|-------------|
| Water supply provided by | r: □ city | / may | ell Muli | | CO-O | | | | | | | |
| Was the Property built be | efore 19 | 782 | Lues Min | , L | Tunk | p Lju | HINI R | וואאט | □ oner | | | |
| (If yes, complete, sig | in and a | attach | TAR-1996 o | once | _ unc | iood be | | l naint | hanauda) | | | |
| Roof Type: Com | n, and a | 1001 | 1741-1900 C | OHUE | av. mniñ | 10au-02 | ISEU | ı paını | nazaros) |). | | |
| Is there an overlay roof o | overing | on the | Proporty (o | A | ge: | | <i>Y'</i> | <u>'S</u> | | (app | roxin | nate |
| yes no unkno | Overmy | OH HIE | rropeny (s | пид | es or | root co | veni | ng pia | ced over | existing shingles or roof o | overi | ing) |
| □ λes ₩ iio □ filiikilo | PAALI | | | | | | | | | | | |
| Are you (Seller) aware of | any of t | the iter | ns listed in t | his S | Sectio | n 1 that | 210 | not in | working | condition, that have defec | . . | |
| need of repair? Tyes | ■ no | If ves | describe (at | tach | onddit tibbe | ional ch | oot | if no | · workiili | Condition, that have defec | is, o | rar |
| | | ,, | | .caoi | addit | onai sii | CCG | o III II G | Jessaiy). | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| . | | | | | | | | | | | | |
| Section 2. Are you (Se | ller) aw | are of | any defect | s or | malfi | ınction | s in | any o | of the fol | lowing?: (Mark Yes (Y) if | you | ı ard |
| aware and No (N) if you | are not | aware |).) | | | | | | | • • | | |
| Item | Y | N | Item | | | | Y | N | Item | Name of the second seco | | N |
| Basement | | 7 | Floors | • | | | - | 7 | Sidev | valke | | V |
| Ceilings | | フ | Foundation | n / S | lah/e | 1 | - | 7 | | | - | ₩ |
| Doors | | 7 | Interior W | | حادهد | , | - | | | / Fences | - | [|
| Driveways | | 7 | | | | . | ┝ | | Wind | | | P |
| Electrical Systems | | 7 | Lighting F | | | | | 7 | Other | Structural Components | | 7 |
| Exterior Walls | | 7 | Plumbing | Syst | ems | | | <u></u> | <u> </u> | | 丄 | |
| | | ت | Roof | | | | | 7 | L.,_ | | | |
| If the answer to any of the | e items i | n Sect | ion 2 is yes, | expl | lain (a | ittach a | dditi | onal s | heets if n | ecessary): | | |
| you are not aware.) | ller) aw | are of | any of the | folic | owing | condi | lion | s: (Ma | ark Yes (| Y) if you are aware and I | vo (I | N) i |
| Condition | | | | Y | N | Con | ditio | on | | | Ty | N |
| Aluminum Wiring | | | | | 1 | Prev | ious | Foun | dation Re | epairs | 1 | |
| Asbestos Components | | | | | V | | | | Repairs | <u> </u> | 十 | V |
| Diseased Trees: all oak | wilt [| J | | | V | Other Structural Repairs | | | | フ | 7. | |
| Endangered Species/Ha | bitat on | Prope | rty | | V | Radon Gas | | | + | 7 | | |
| Fault Lines | | | | | V | Setti | ing | ··· | | | ┰ | +- |
| Hazardous or Toxic Was | te | | | | V | - | | emen | <u> </u> | | ╬ | 7 |
| Improper Drainage | | | | | 7 | | | | ucture or | Pits | - | 1 |
| Intermittent or Weather S | Springs | | | | 7 | | | | Storage T | The state of the s | + | Ď |
| Landfill | | | | | 7 | | | | ements | | + | ┢ |
| Lead-Based Paint or Lea | id-Base | d Pt. H | azards | | 7 | | | | sements | | +- | 1 |
| Encroachments onto the | Propert | v | | + | V | | | | | | +- | V |
| Improvements encroachi | | | property | \top | 7 | | Urea-formaldehyde Insulation Water Penetration | | nauo. | + | 7 | |
| Located in 100-year Floo | | | | 1 | 7 | | | | roperty | | ┿ | V |
| Located in Floodway | | | | + | 7 | Wood | | | орену | | ┿ | V |
| Present Flood Ins. Cover | ane | | | + | - | | | | on of tarm | nites or other wood | ┿ | + |
| (If yes, attach TAR-1414) | | | | | 1 | | | | cts (WDI | | 1 | V |
| Previous Flooding into th | | ures | | ╅ | $\overline{\mathcal{I}}$ | | - | | | ermites or WDI | ┿ | ╂ |
| Previous Flooding onto the | | | | ╂┈┨ | 7 | | | | | | \lor | Н |
| Previous Fires | rope | Jira | | + | \forall | | | | | damage repaired | \vee | 니 |
| Previous Use of Premise | e for Ma | nufaat | uro | + 1 | Ť | | | | | needing repair | 4- | \leq |
| of Methamphetamine | o iui ivid | muraçt | ui Ç | | \checkmark | Single | e Bl | оскар | ie Main D | rain in Pool/Hot Tub/Spa* | | M |
| TAR-1406) 9-01-11 | J- | nitialad | by: Seller: | - | | <u> </u> | | | | | | Ш |
| Traction of the | -1: | nuaieO | oy. Sener: | | احسكة | | a | ind Bu | ıyer: | , Pag | ie 2 d | of 5 |

5500 HWY. 105 -- GUEST HOUSE

| Co | ncerni | ng the Property at |
|----------|-------------------|--|
| 5 | ENIG ENIG | wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): CALION -AILNEW Blocks for total houndation support a leveling in 2007. YUNGL SEPAIRS - Extensible semandel. IN 2007-2008. New Insullation wiring, plumbing a Cental Ac I heat. All termite damage repaired of semandel a home thoroughly treated. |
| ٥. | ation 1 | *A single blockable main drain may cause a suction entrapment hazard for an individual. |
| Wn | iich na | Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if yes): |
| _ | | |
| Se no | ction 5 t awar | i. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are |
| Y | | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. |
| | | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: |
| | | Manager's name: |
| | | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: |
| | | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| | | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| | | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| | | Any condition on the Property which materially affects the health or safety of an individual. |
| | • | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |
| | | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. |
| If th | e answ V 2 | ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): bus band Oled 009. A fave Letter of Testament gruing Authority Sell. |
| | | s) 9-01-11 Initialed by: Seller: <u>lc</u> , and Buyer:, Page 3 of 5 |

| Concerning the Pro | perty at | | 5500 HWY. BRENH | 105 GUEST AM, TX 7783 | | |
|--|--|--|--|---|--|---|
| Section 6. Seller Section 7. Within regularly provide inspections? | the last 4 year | s, have you (Sell who are either lie | ler) received a censed as ins | iny written insp pectors or other | ection reports (| from pareone who |
| Inspection Date | Туре | Name of Insp | ector | | | No. of Pages |
| | | - | | | | |
| | | | | | | |
| | | | | | | |
| Section 8. Check Homestead Wildlife Mana | opeπy. A buyer any tax exempt gement | Senior Citiz | pections from (Seller) curren zen | inspectors cho tly claim for the | sen by the buye Property: | dition of the er. |
| Section 10. Does to requirements of Chattach additional should (Attach additional should be section to the control of the co | iapter /66 of the | Health and Safet | v Code?* | unknown 🗰 no | ordance with the ☐ yes. If no or | e smoke detector runknown, explain. |
| smoke detect which the dw know the building local building A buyer may of the buyer's evidence of the survey of the buyer's evidence of the buyer's ev | tors installed in a relling is located, i Iding code requin official for more i require a seller to a family who will i the hearing impair | o install smoke dete reside in the dwelli ment from a licens | e requirements nce, location, a your area, you ectors for the hing is hearing-in ed physician: a | of the building on the power source on the power source of the power source of the power of the power of the bull | code in effect in requirements, if nown above or co f: (1) the buyer or euyer gives the set lays after the effe | the area in you do not ontact your r a member elier written |
| specifies the detectors and | akes a written re locations for inst which brand of s | quest for the selle allation. The partie moke detectors to | er to install sm es may agree w install. | oke detectors fo tho will bear the | r the hearing-im, cost of installing | paired and the smoke |
| Seller acknowledges proker(s), has instruc | eted or influenced | Seller to provide it | e true to the be naccurate infor | est of Seller's beli nation or to omit | et and that no pe any material info | rson, including the mation. |
| Signature of Seller | Mais C | lick 1-19 | رر 2 Date Signature | e of Seller | | Data |
| Printed Name: DEBF | RA L. (MCNAI | R) CLICK | Printed N | | | Date |
| TAR-1406) 9-01-11 | Initia | led by: Seller: | ······································ | _ and Buyer: | · · · · · · · · · · · · · · · · · · · | Page 4 of 5 |

| 5500 | HWY. | 105 | | GUEST | HOUSE |
|------|------|------|----|-------|-------|
| | BREN | IAM. | ТX | 77833 | 3 |

Concerning the Property at_

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

| (3) | If you are basing your offers on square footage, mindependently measured to verify any reported informat | neasurements, or boundaries, you should have those items |
|--------------|---|--|
| (4) | The following providers currently provide service to the | property: |
| | Electric: Blue Bonnet Clectric Sewer: Water: Cable: Dish Network or Direct T Trash: Allied Waste Natural Gas: Phone Company: ATET Propane: Bren NAm C. P. | phone #: |
| (5) The (| This Seller's Disclosure Notice was completed by Seller | |
| | | |
| - | and \$1 | Signature of Buyer Date |
| | ed Name: | Printed Name: |



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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| <u>co</u> | DNCERNING THE PROPERTY AT 5500 HWY. 105 GUEST HOUSE BRENHAM, TX 77833 | SE |
|-----------|---|---------------------------------------|
| A. | DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: | |
| | (1) Type of Treatment System: Septic Tank | Unknown |
| | (2) Type of Distribution System: | Unknown |
| | (3) Approximate Location of Drain Field or Distribution System: LUNS ENGLOSE TO MAIN house. OTANK West Side of house. | |
| | (4) Installer: | E Unknown |
| | (5) Approximate Age: UNKNOWN for TANK New field I'mes 2009 | |
| В. | MAINTENANCE INFORMATION: | _ |
| | (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain ne sewer facilities.) | Yes No |
| | (2) Approximate date any tanks were last pumped? | |
| | (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: | Yes No |
| | (4) Does Seller have manufacturer or warranty information available for review? | Yes No |
| C. | PLANNING MATERIALS, PERMITS, AND CONTRACTS: | |
| | (1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when maintenance contract manufacturer information warranty information | OSSF was installed |
| | (2) "Planning materials" are the supporting materials that describe the on-site sev submitted to the permitting authority in order to obtain a permit to install the on-site s | ver facility that are sewer facility. |
| | (3) It may be necessary for a buyer to have the permit to operate an on- transferred to the buyer. | site sewer facility |
| TAR | R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller, | Danie 4 (50) |
| 5 Star | r Country Properties, LLC 2668 Hwy 36 S., #311 Brenham, TX 77833-5880 | Page 1 of 2 |
| hone | e: 979.830.5040 Fax: 512.532.6023 Shelly Moschak | (MCNAIR) |

5500 HWY. 105 -- GUEST HOUSE BRENHAM, TX 77833

| Information about | On-Site | Sewer Facility | concerning |
|-------------------|---------|----------------|------------|
|-------------------|---------|----------------|------------|

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| | Usage (gal/day) without water- | Usage (gal/day) with water- |
|---|-----------------------------------|--------------------------------|
| <u>Facility</u> | saving devices | saving devices |
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| Signature of Seller | K 7-19-12 | | |
|--------------------------|-----------|---------------------|------|
| Signature of Seller | Date | Signature of Seller | Date |
| DEBRA L. (MCNAIR) CLICK | | • | |
| Receipt acknowledged by: | | | |
| Signature of Buyer | Date | Signature of Buyer | Date |



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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| co | 5500 HWY. 105 CHICKEN PROC. BARN NCERNING THE PROPERTY AT BRENHAM, TX 77833 | <u> </u> |
|--------|--|---------------------------|
| A. | DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: | |
| | (1) Type of Treatment System: Septic Tank Aerobic Treatment | Unknown |
| | (2) Type of Distribution System: (O'eld Unes, Tanks (3) | Unknown |
| | (3) Approximate Location of Drain Field or Distribution System: | Unknown |
| | RUNS IN GROWE, the west of metal Bidg. | |
| | (4) Installer: A/AN F/A SOWSKI CONSTRUCTION 9792770500 | Unknown |
| | (5) Approximate Age: 3 G/s | Unknown |
| В. | MAINTENANCE INFORMATION: | |
| | (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-stain sewer facilities.) | Yes No |
| | (2) Approximate date any tanks were last pumped? | |
| | | Yes 🔁 No |
| • | | Yes No |
| C. | PLANNING MATERIALS, PERMITS, AND CONTRACTS: (1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation inspection when OSSF maintenance contract manufacturer information warranty information | was installed |
| | (2) "Planning materials" are the supporting materials that describe the on-site sewer far submitted to the permitting authority in order to obtain a permit to install the on-site sewer | cility that are facility. |
| | (3) It may be necessary for a buyer to have the permit to operate an on-site s transferred to the buyer. | ewer facility |
| (TAF | R-1407) 1-7-04 Initialed for Identification by Buyer,and Seller, | Page 1 of 2 |
| 5 Star | Country Properties, LLC 2668 Hwy 36 S., #311 Brenham, TX 77833-5880 2:979.830.5040 Fax: 512.532.6023 Shelly Moschak Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com | (MCNAIR) |

5500 HWY. 105 -- CHICKEN PROC. BARN BRENHAM, TX 77833

| Information | about | On-Site | Sewer i | Facility | concerning |
|-------------|-------|---------|---------|----------|------------|
|-------------|-------|---------|---------|----------|------------|

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u> | Usage (gal/day) without water- saving devices | Usage (gal/day) with water- saving devices |
|---|---|--|
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'i bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| Signature of Seller | K | | |
|---|------|---------------------|------|
| Signature of Seller DEBRA L. (MCNAIR) CLICK | Date | Signature of Seller | Date |
| Receipt acknowledged by: | | | |
| Signature of Buyer | Date | Signature of Buyer | Date |