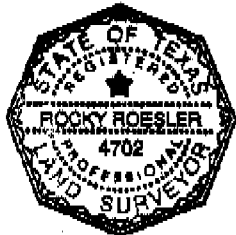
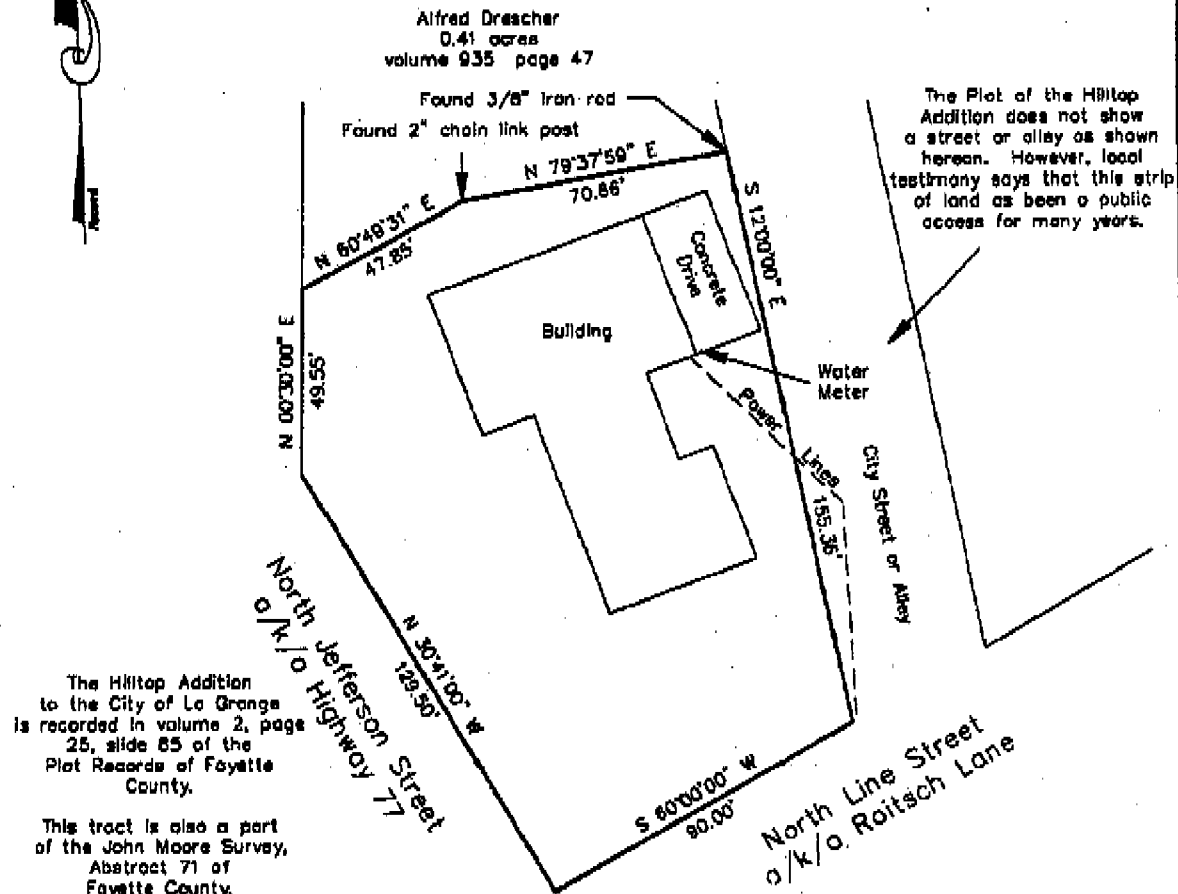


City of La Grange Hill Top Addition

Survey plat showing a 0.436 acre tract,
being all of a called 0.175 acre tract conveyed to
Leslie Frenzel and wife, Mildred Frenzel as recorded
in volume 408, page 119 of the Deed Records of Fayette
County and all of a called 0.394 acre tract conveyed to
Leslie D. Frenzel and wife, Mildred M. Frenzel as recorded
in volume 464, page 298 of the Deed Records of Fayette County.



I hereby certify that this survey plat represents the facts as found during an on the ground survey made under my direct supervision on May 21, 1999, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.

Rocky Van Roesler

Rocky Van Roesler
Registered Professional Land Surveyor
Number 4702

Survey Notes

Reference is hereby made to a land description, attached hereto and made a part hereof.

1/2" Iron rods were set at all corners unless otherwise noted.

Bearings based on deed call as applied to found monuments on the Northwest line of North Line Street (Roitsch Lane).

The address of this property appears to be
740 North Jefferson Street
La Grange, Tx 78945

According to the Federal Emergency Management Agency, Flood Hazard Boundary Map, Community Panel No. 480223 9 for the City of La Grange, it appears that this tract does not lie within a Special Flood Hazard Zone "A".

It appears that the reason for the area difference between the called area in the deeds and what is shown is due to the called 0.394 acre tract calculates to be only 0.263 acres.



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: 940 N. Jefferson, La Grange, TX 78945

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 I - 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? ☐ ☒
 - (b) asbestos components:
 - (i) friable components? ☐ ☒
 - (ii) non-friable components? ☐ ☒
 - (c) urea-formaldehyde insulation? ☐ ☒
 - (d) endangered species of 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? ☐ ☒
 - (l) 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)? ☐ ☒
- (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) 10-18-05

Initialed by Buyer or Tenant: _____ and Seller DB YLM

Page 1 of 4

Texas Star Realty 930 Walnut Street, Columbus TX 78934
Phone: 9797338200

Fax: (979) 733-9009

Dee Brabham

Fayette Lube a

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Commercial Property Condition Statement concerning 940 N. Jefferson, La Grange, TX 78945

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

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) aware of any material defects in any of the following on the Property?

- | | <u>Aware</u> | <u>Not Aware</u> | <u>Not Appl.</u> |
|--|--------------------------|-------------------------------------|-------------------------------------|
| (1) <u>Structural Items:</u> | | | |
| (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? | ☐ | ☒ | ☐ |

(TAR-1408) 10-18-05 Initialed by Buyer or Tenant: _____ and Seller  

Commercial Property Condition Statement concerning 940 N. Jefferson, La Grange, TX 78945

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(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 equipments?	☐	☐	☒
(f) sprinkler systems?	☐	☐	☒
(g) water coolers?	☐	☐	☒
(h) private water wells?	☐	☐	☒
(i) pumps or sump pumps?	☐	☐	☒
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	☐	☒	☐
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	☐	☒	☐
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	☐	☒	☐
(b) porches or decks?	☐	☐	☒
(c) gas lines?	☐	☒	☐
(d) garage doors and door operators?	☐	☒	☐
(e) loading doors or docks?	☐	☐	☒
(f) rails or overhead cranes?	☐	☐	☒
(g) elevators or escalators?	☐	☐	☒
(h) parking areas, drives, steps, walkways?	☐	☒	☐
(i) appliances or built-in kitchen equipment?	☐	☐	☒

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:

	<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?	☐	☒
(b) water penetration?	☐	☒
(c) previous flooding or water drainage?	☐	☒
(d) soil erosion or water ponding?	☐	☒

Commercial Property Condition Statement concerning 940 N. Jefferson, La Grange, TX 78945

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|--------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? | ☐ | ☒ |
| (3) settling or soil movement materially and adversely affecting the Property? | ☐ | ☒ |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | ☐ | ☒ |
| (5) termite or wood rot damage on the Property needing repair? | ☐ | ☒ |
| (6) mold to the extent that it materially and adversely affects the Property? | ☐ | ☒ |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | ☐ | ☒ |
| <i>if yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | ☐ | ☒ |
| (9) previous fires that materially affected the Property? | ☐ | ☒ |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | ☐ | ☒ |
| (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? | ☐ | ☒ |

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

Seller:  Date: 3-3-09
 Danny Mathews

Seller:  Date: 3-3-09

The undersigned acknowledges receipt of the foregoing statement.

Buyer or Tenant: _____ Date: _____

Buyer or Tenant: _____ 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.