

COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 2609 S. Jack Kultgen Expwy Waco	767	711
THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE OTHE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSWARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY BY SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGE	PECTIC OF AN	NS OR
PART 1 – Complete if Property is Improved or Unimproved		Nat
Are you (Seller or Landlord) aware of:	<u>Aware</u>	Not <u>Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?		X
(b) asbestos components: (i) friable components? (ii) non-friable components?		X X
(c) urea-formaldehyde insulation?		X
(d) endangered species or their habitat?		
(e) wetlands?		
(f) underground storage tanks?		\square
(g) leaks in any storage tanks (underground or above-ground)?		abla
(h) lead-based paint?		\square
(i) hazardous materials or toxic waste?		\square
(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?	. 🗆	Ø
(I) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	. 🗆	
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?		
(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 at or near the Property that materially and adversely affects the Property?		\boxtimes
(6) air space restrictions or easements on or affecting the Property?		\boxtimes
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?		
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	<u>Aware</u>	Aware
(8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?		X
(9) pending changes in zoning, restrictions, or in physical use of the Property? The current zoning of the Property is:		X
(10) 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)?		\square
(11) lawsuits affecting title to or use or enjoyment of the Property?		X
(12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?		\square
(13) common areas or facilities affiliated with the Property co-owned with others?		X
(14) an owners' or tenants' association or maintenance fee or assessment affecting the Property?		×
(15) subsurface structures, hydraulic lifts, or pits on the Property?		X
(16) intermittent or weather springs that affect the Property?		X
(17) any material defect in any irrigation system, fences, or signs on the Property?		X
(18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		X
(19) any of the following rights vested in others:		
(a) outstanding mineral rights?	. 🗖	\boxtimes
(b) timber rights?	. 🗖	\square
(c) water rights?	🗖	\square
(d) other rights?	. 🗖	\boxtimes
(20) any personal property or equipment or similar items subject to financing, liens, or lease(s)?	. 🗆	☒
If you are aware of any of the conditions listed above, explain. (Attach additional information	n if nee	ded.)
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PART 2 – Complete only if Property is Improved

Are	you (Seller or Landlord) aware of any material defects in any of following on the	Property		Nist
(1) <u>S</u>	Structural Items:	Aware	Not Aware	Not App
`	a) foundation systems (slabs, columns, trusses, bracing, crawl spaces,			
·	piers, beams, footings, retaining walls, basement, grading)?			
(b) exterior walls?		\square	
(c) fireplaces and chimneys?		X	
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?		\boxtimes	
(e) windows, doors, plate glass, or canopies		\square	
(2) <u>I</u>	Plumbing Systems:			
(a) water heaters or water softeners?		\boxtimes	
(b) supply or drain lines?		X	
(c) faucets, fixtures, or commodes?		\checkmark	
(d) private sewage systems?		X	
(e) pools or spas and equipments?			X
(f) sprinkler systems (fire, landscape)?		\boxtimes	
(g) water coolers?		\boxtimes	
(h) private water wells?			X
(i) pumps or sump pumps?		\boxtimes	
(3) <u>I</u>	HVAC Systems: any cooling, heating, or ventilation systems?		\boxtimes	
	Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?			
(5) <u>(</u>	Other Systems or Items:			
(a) security or fire detection systems?		\boxtimes	
(b) porches or decks?		X	
(c) gas lines?		\square	
(d) garage doors and door operators?			X
(e) loading doors or docks?			X
(f) rails or overhead cranes?			X
(g) elevators or escalators?			X
(h) parking areas, drives, steps, walkways?		X	
(i) appliances or built-in kitchen equipment?		X	
	ou are aware of material defects in any of the items listed under Paragrap	n A, ex	plain.	(Atta
	8) 4-1-18 Initialed by Seller or Landlord:, and Buyer or Tenant:,			

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B.	Are you (Seller or Landlord) aware of:	Awara	Not	
	(1) any of the following water or drainage conditions materially and adversely affecting the Property:	Aware	Aware	
	(a) ground water?			
	(b) water penetration?		\square	
	(c) previous flooding or water drainage?	. 🗖		
	(d) soil erosion or water ponding?	. 🗖		
	(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?			
	(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 the Americans with Disabilities Act or the Texas Architectural Barrier Statute?			
	If you are aware of any of conditions described under Paragraph B, explain. (Attach additional if needed.)	onal info	rmation	
	The undersigned acknowledges receipt o foregoing statement.	f the		
Sel	ler or Landlord: AMRN 2 LLC Buyer or Tenant:			
By:	By:BeoutSigned by:			
	By (signature):			
	Printed Name: AMRN 2 LLC Printed Name:			
D	Title: Title:			
ъy.	By:			
	By (signature): By (signature): Printed Name: Printed Name:			
	Title:			

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

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