

COMMERCIAL PROPERTY CONDITION STATEMENT

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1801 Halstead St., Amarillo, TX 79106

CONCERNING THE PROPERTY AT: Unit A

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'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. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

EARLING INGLODES COBLEGOOMS.		
PART I - Complete if Property is Improved or Unimproved		
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?[]	
(b) asbestos components: (i) friable components? [(ii) non-friable components?		
(c) urea-formaldehyde insulation? []	
(d) endangered species or 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?		
(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)-(I)?		
(3) any improper drainage onto or away from the Property? [
(4) any fault line at or near the Property that materially and adversely affects the Property?[]	
(5) air space restrictions or easements on or affecting the Property? []	
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?]	
(TXR-1408) 07-08-22 Initialed by Seller or Landlord:, and Buyer or Tenant:,		Page 1 of 5
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icts in which the Property lies (for example, historical districts, at districts, extraterritorial jurisdictions, or others)?	
of any notice concerning any likely condemnation, planned streets, ailroads, or developments that would materially and adversely affect (including access or visibility)?	
ailroads, or developments that would materially and adversely affect (including access or visibility)?	
of any written notices of violations of zoning, deed restrictions, or regulations from EPA, OSHA, TCEQ, or other government agencies? [] eas or facilities affiliated with the Property co-owned with others? [] or tenants' association or maintenance fee or assessment affecting the	
regulations from EPA, OSHA, TCEQ, or other government agencies? [] eas or facilities affiliated with the Property co-owned with others? [] or tenants' association or maintenance fee or assessment affecting the	
or tenants' association or maintenance fee or assessment affecting the	
me of association:	
structures, hydraulic lifts, or pits on the Property?	
or wet weather springs that affect the Property?	
on or affecting the Property that materially affect the health or safety of	
ollowing rights vested in others:	
ing mineral rights?	
ghts?	
hts?	
nts?	
	al defect in any irrigation system, fences, or signs on the Property?

PART 2 - Complete if Property is Improved or Unimproved

			Not
Are you	(Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	Aware
(1) F	Present flood insurance coverage?		
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergentelease of water from a reservoir?		
(3) F	Previous flooding due to a natural flood event?)		
(4) F	Previous water penetration into a structure on the Property due to a natural flood event?		
	Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazard Area Zone A, V, A99, AE, AO, AH, VE, or AR)?		
	Located [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard Ar Zone X (shaded))?		
(7) L	ocated [] wholly [] partly in a floodway?		
(8) L	ocated [] wholly [] partly in a flood pool?		
(9) L	ocated [] wholly [] partly in a reservoir?		
If the an	swer to any of the above is "aware," explain: (attach additional sheets as necessary)	
	Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult d Hazards (TXR 1414)	f Informati	on About
For p	urposes of this notice:		
design	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flo tated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of floodin igh risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.		
is des	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate ignated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, w rate risk of flooding.		
	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the res trolled inundation under the management of the United States Army Corps of Engineers.	servoir and th	at is subject
	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Mana, nal Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	gement Agend	cy under the
or oth	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which inclu her watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referr hut cumulatively increasing the water surface elevation more than a designated height.		
	rvoir" means a water impoundment project operated by the United States Army Corps of Engineers that is in the runoff of water in a designated surface area of land.	tended to ret	ain water or
(10)	Have you (Seller or Landlord) ever filed a claim for flood damage to the Property provider, including the National Flood Insurance Program (NFIP)?		
(11)	Have you (Seller or Landlord) ever received assistance from FEMA or the U. Administration (SBA) for flood damage to the Property? [If yes, explain: (attach additional sheets as necessary)] yes	no
(TVP 440	OVOZ OO OO INICIANA DO CARROLLA VION 4.		D 0 15
	8) 07-08-22 Initialed by Seller or Landlord:, and Buyer or Tenant:,s Realty Amarillo, 1955 Soney Amarillo TX 79119 Phone: 8062361370 Fax:		Page 3 of 5
	Fibric, 09043013/0 FdX.		root maistead of.

PART 3 - Complete only if Property is Improved

Α.	Are you (Seller or Landlord)	aware of any materia	I defects in any	of the following on the Property?
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foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? exterior walls?			
fireplaces and chimneys? roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? windows, doors, plate glass, or canopies mbing Systems: water heaters or water softeners?. supply or drain lines? faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? windows, doors, plate glass, or canopies			
roof penetrations, ventilation, gutters and downspouts, decking)? windows, doors, plate glass, or canopies			
water heaters or water softeners?. supply or drain lines? faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
water heaters or water softeners?. supply or drain lines? faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
supply or drain lines? faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
faucets, fixtures, or commodes? private sewage systems? pools or spas and equipment? fire sprinkler systems? landscape sprinkler system?			
private sewage systems?			
pools or spas and equipment?			[/]
fire sprinkler systems?		[]	
landscape sprinkler system?			
	1 1		
Water coolers:			
private water wells?			
pumps or sump pumps?			
gas lines?			
AC Systems: any cooling, heating, or ventilation systems?			
ctrical Systems: service drops, wiring, connections, conductors, plugs,			
ounds, power, polarity, switches, light fixtures, or junction boxes?	[]		[]
ner Systems or Items:			
	r 1	[/]	1
	ſ 1		r 1
•			
			[.]
		A, explain.	
1	er Systems or Items: security or fire detection systems? fire detection systems? porches or decks?. garage doors and door operators? loading doors or docks? rails or overhead cranes? elevators or escalators? parking areas, drives, steps, walkways? appliances or built-in kitchen equipment?	er Systems or Items: security or fire detection systems?	er Systems or Items: security or fire detection systems? fire detection systems? porches or decks?. garage doors and door operators? loading doors or docks? rails or overhead cranes? elevators or escalators? parking areas, drives, steps, walkways?

(TXR-1408) 07-08-22

and Buyer or Tenant:

Page 4 of 5

R	Are you (Seller or Landlord) aware of:		Aware	Not Aware				
υ.	(1) any of the following water or drainage conditional affecting the Property:	ons materially and adversely	Aware	Awaie				
	(a) ground water?		[]	[
	(b) water penetration?							
	(c) previous flooding or water drainage?							
	(d) soil erosion or water ponding?							
	(2) previous structural repair to the foundation sys							
	(3) settling or soil movement materially and adver							
	(4) pest infestation from rodents, insects, or other							
	(5) termite or wood rot damage on the Property n							
	(6) mold to the extent that it materially and advers							
	(7) mold remediation certificate issued for the Pro- if aware, attach a copy of the mold remediatio	operty 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 n with building codes in effect at the time?							
	(11) any part, system, or component in or on the F the Americans with Disabilities Act or the Tex		. []					
	you are aware of any conditions described und		ditional in	formation,				
Sel	ler or Landlord:	The undersigned acknowledges rece foregoing statement. Buyer or Tenant:	eipt of the					
By:	By (signature):	By:						
	Printed Name: Kurth Meeks Title:	By (signature): Printed Name: Title:						
Ву:	By (signature): Lacy Mells Printed Name: Lacey Meeks Title: Own	By:By (signature):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.



COMMERCIAL PROPERTY CONDITION STATEMENT

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1801 Halstead St., Amarillo, TX 79106

CONCERNING THE PROPERTY AT: Unit B

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'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. THE TERM "LANDLORD" INCLUDES SUBLESSORS. PART I - Complete if Property is Improved or Unimproved Not Are you (Seller or Landlord) aware of: Aware Aware (1) any of the following environmental conditions on or affecting the Property: (a) radon gas?..... (b) asbestos components: (ii) non-friable components?.... (f) underground storage tanks?.... (g) leaks in any storage tanks (underground or above-ground)?.... (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? (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 (3) any improper drainage onto or away from the Property?...... (4) any fault line at or near the Property that materially and adversely affects the Property? (5) air space restrictions or easements on or affecting the Property?..... (6) unrecorded or unplatted agreements for easements, utilities, or access on or Initialed by Seller or Landlord: _____ and Buyer or Tenant: (TXR-1408) 07-08-22 Page 1 of 5

Keller Williams Realty Amarillo, 3955 Soncy Amarillo TX 79119

Connic Taylor

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1801 Halstead St.

		Aware	Not <u>Aware</u>
(7	7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?		
3)	3) pending changes in zoning, restrictions, or in physical use of the Property?		
(9	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)?		
(*	10) lawsuits affecting title to or use or enjoyment of the Property?		
(*	 your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? 	. [_]	
(*	12) common areas or facilities affiliated with the Property co-owned with others?		
(*	13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?		
	Name of manager: Amount of fee or assessment: \$ per Are fees current through the date of this notice? [] yes [] no [] unknow	vn	
(*	14) subsurface structures, hydraulic lifts, or pits on the Property?		
(*	15) intermittent or wet weather springs that affect the Property?		
(16) any material defect in any irrigation system, fences, or signs on the Property?		
('	17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		
(18) any of the following rights vested in others:		
	(a) outstanding mineral rights?		
	(b) timber rights?		
	(c) water rights?		
	(d) other rights?		
(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?		
If you	u are aware of any of the conditions listed above, explain. (Attach additional information	n if needed	1.)
(TXR-	.140807-08-22 Initialed by Seller or Landlord:, and Buyer or Tenant:,		Page 2 of 5

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	Aware	Not Aware
		Aware
(1) Present flood insurance coverage?		
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emerge release of water from a reservoir?		
(3) Previous flooding due to a natural flood event?)		
(4) Previous water penetration into a structure on the Property due to a natural flood event	? [_]	
(5) Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazard Are Zone A, V, A99, AE, AO, AH, VE, or AR)?		
(6) Located [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard A Zone X (shaded))?		
(7) Located [] wholly [] partly in a floodway?		
(8) Located [] wholly [] partly in a flood pool?	. []	
(9) Located [] wholly [] partly in a reservoir?	. []	
f the answer to any of the above is "aware," explain: (attach additional sheets as necessar	v)	
*If Buyer or Tenant is concerned about these matters. Buyer or Tenant may consu	ult Informat	ion About
*If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consu Flood Hazards (TXR 1414)	<i>ılt</i> Informat	ion About
For purposes of this notice:		
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flood be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.		
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderal is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, moderate risk of flooding.		
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the r to controlled inundation under the management of the United States Army Corps of Engineers.	eservoir and to	hat is subject
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Man National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	agement Agen	cy under the
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which income or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also refewithout cumulatively increasing the water surface elevation more than a designated height.		
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is delay the runoff of water in a designated surface area of land.	intended to re	tain water or
(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property provider, including the National Flood Insurance Program (NFIP)?		
(11) Have you (Seller or Landlord) ever received assistance from FEMA or the L Administration (SBA) for flood damage to the Property?] yes	
TXR-1408) 07-08-22 Initialed by Seller or Landlord:, and Buyer or Tenant:,		Page 3 of 5
Celler Williams Realty Amarillo, 3955 Soney Amarillo TX 79119 Phone: 8062361370 Fax:		1801 Halstead St.

PART 3 - Complete only if Property is Improved

Α.	Are you	Seller or	Landlord)	aware of any	material	defects in any	y of the fo	ollowing on the Property?
----	---------	-----------	-----------	--------------	----------	----------------	-------------	---------------------------

(1)	Structural Items:	Aware	Not Aware	Not Appl.
	(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			
(2)	Plumbing Systems:			
	(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 equipment?	[]	[]	
	(f) fire sprinkler systems?	[]	[]	
	(g) landscape sprinkler system?	[]	[/]	
	(h) water coolers?	[]	[]	
	(i) private water wells?	[]	[]	
	(j) pumps or sump pumps?	[]	[]	
	(k) gas lines?	[]		
(3)	HVAC Systems: 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)	Other Systems or Items:			
	(a) security or fire detection systems?	[]		[]
	(b) fire detection systems?			
	(b) porches or decks?	[]		[]
	(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?		1/1	[]
	(i) appliances or built-in kitchen equipment?			
	are aware of material defects in any of the items listed under P	aragraph	A, explain.	(Attach

(TXR-1408) 07-08-22

Initialed by Seller or Landlord: _

and Buyer or Tenant:

Page 4 of 5 1801 Halstead St.

D	And you (Collan and analland) assess of			Not
В.	Are you (Seller or Landlord) aware of:		<u>Aware</u>	Aware
	(1) any of the following water or drainage conditi affecting the Property:	ons materially and adversely		
	(a) ground water?		. [_]	
	(b) water penetration?		. []	
	(c) previous flooding or water drainage?		. [_]	
	(d) soil erosion or water ponding?		. []	
	(2) previous structural repair to the foundation sy	ystems on the Property?	[]	
	(3) settling or soil movement materially and adve	ersely affecting the Property?	. []	
	(4) pest infestation from rodents, insects, or other	er organisms on the Property?	[_]	
	(5) termite or wood rot damage on the Property r	needing repair?	. [_]	
	(6) mold to the extent that it materially and adver	rsely affects the Property?	[_]	
	(7) mold remediation certificate issued for the Print if aware, attach a copy of the mold remediation		[_]	
	(8) previous termite treatment on the Property? .		. [_]	
	(9) previous fires that materially affected the Pro	perty?	· [_]	
	(10) modifications made to the Property without r with building codes in effect at the time?			
	(11) any part, system, or component in or on the the Americans with Disabilities Act or the Te		. []	
	you are aware of any conditions described und needed.)		dditional inf	formation,
Sel	ller or Landlord:	The undersigned acknowledges red foregoing statement. Buyer or Tenant:	eipt of the	
By:				
Бу.	By (signature): Printed Name: Kishi Meeks Title: Owner	By:		
Ву:	By (signature): Lacey Meeks Printed Name: Lacey Meeks Title: Dynum	By:By (signature):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.