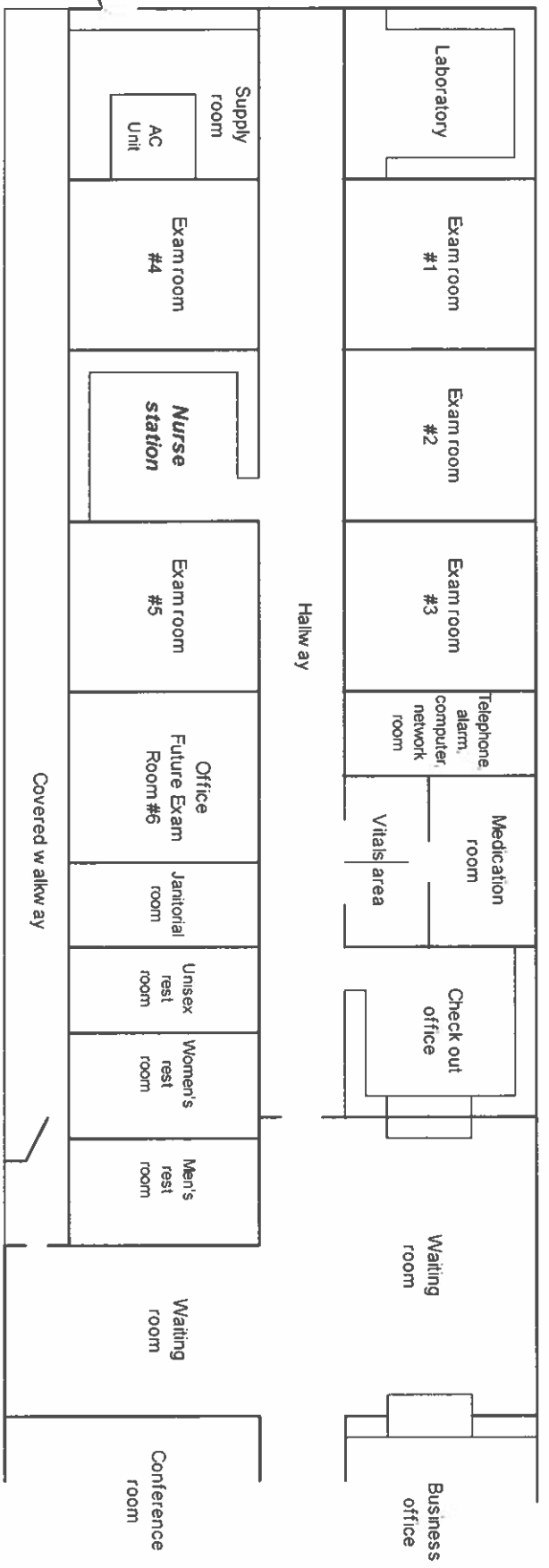
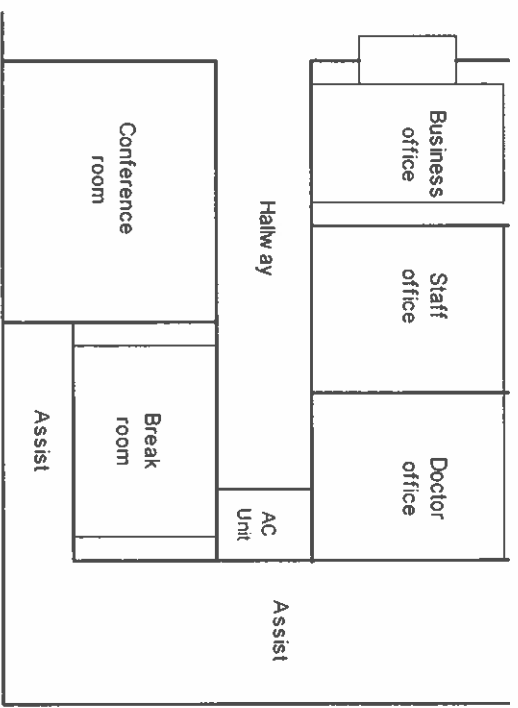


K Street Office
19576 K St
Somerset, Texas





COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED
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CONCERNING THE PROPERTY AT: 19575 K Street, Somerset, TX, 78069

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

| Are you (Seller or Landlord) aware of: | Aware | Not Aware |
|---|--------------------------|-------------------------------------|
| (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 or 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 improper drainage onto or away from the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) any fault line at or near the Property that materially and adversely affects the Property? .. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) air space restrictions or easements on or affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: [Signature] and Buyer or Tenant: _____

Commercial Property Condition Statement concerning 19575 K Street, Somerset, TX, 78069

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:

Aware

**Not
Aware**

- (1) Present flood insurance coverage?
- (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency 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 Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?
- (6) Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-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?

If the answer to any of the above is "aware," explain: *(attach additional sheets as necessary)*

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)*

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 flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to 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 moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without 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 intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: *(attach additional sheets as necessary)*

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: *(attach additional sheets as necessary)*

Commercial Property Condition Statement concerning 19575 K Street, Somerset, TX, 78069

B. Are you (Seller or Landlord) aware of:

Aware Not Aware

(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?

(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?
if aware, attach a copy of the mold remediation certificate.

(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?

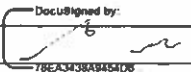
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?

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

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: _____

Buyer or Tenant: _____

By: _____
 By (signature):  7/19/2024 | 11:30 CDT
 Printed Name: _____
 Title: _____

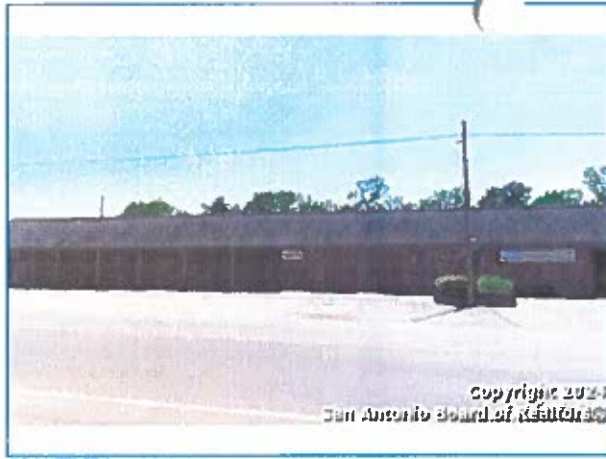
By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

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.

Agent Report



Addr: 19575 K Street
Status: **New** **Class:** Commercial Improved Property **MLS #:** 1794993
Area: 2301 **Grid:** 747B1 **List Price:** \$800,000
Int.St./Dir: Somerset to K Street
City: Somerset **Zip:** 78069 **AdSf:**
County: Bexar **CAN#:** 040530040031
Lease Only: Yes **Avl. w/Lease:** Yes **\$:** \$0
Legal: CB 4053 blk 4 lot 3 & p-201 pt of abandoned RR **Zoning:** C
Building Name: N/A
Buildings: 1 **# Stories:** 1
Units: 0 **# Rentals:** 0
Drive-In Doors: 0 **Ceiling Height:** 10
Total Parking: 52 **Type:** Office/Medical/Prof Bldg

| Income/Expense | Values | Estimated SqFt | Source: | Utility Suppliers |
|-----------------------|--------|----------------------|---------|-------------------|
| Gross Income: | | Apartment: | | Gas: |
| Annual Tax: | | Retail: | | Electric: |
| Insurance: | | Office: | | Garbage: |
| Gas & Electric: | | Warehouse/Ind: | | Water: |
| Water/Sewer: | | Other: | | Sewer: |
| Waste Removal: | | Net Leasable Area: | | Other: |
| Maintenance: | | Gross Building Area: | | |
| Other Expense: | | Office Price/SqFt: | | |
| Net Operating Income: | | Other Price/SqFt: | | |

| Base Taxes | Financials | Taxes |
|--|--|-------------------------------|
| County: \$1,509 | Preferred Title Co.: Chicago Title | Existing Exmpt/Abatements: No |
| City: \$2,853 | PrTerms: Lease or Sale, Cash, Conventional | |
| School: \$4,626 | | Lot Size: 0.59 |
| Other: \$1,110 | | Lot Dimensions: |
| Total: \$10,098 | | |
| Owner: gircr,LLC | SC/\$: 0 | BC/\$: 3% |
| List Agent: Liza King, ABR,CRS,GRI,SRS | 517757 | (210) 844-3292 |
| List Office: Keller Williams Legacy | LEGY00 | (210) 482-3200 |
| Ph to Show: 210-844-3292 | Lockbox Type: Other | Showing Contact: Agent |
| | | Owner LREA/LREB: No Bonus: |
| | | Agency Rsv: |

AgentRmrks: Commercial building set up as Medical Office, ready to go. For Sale OR Lease. Call for details
Remarks: Prime Medical Facility in Somerset: An Opportunity to Make a Difference. Discover an exceptional opportunity to establish or expand your medical practice in the heart of Somerset, a rapidly growing community just 15 minutes south of downtown San Antonio. This one-story facility, formerly a medical practice, is fully equipped to meet the needs of both patients and medical professionals. Fully Equipped Medical Facility: Multiple patient exam rooms...Spacious waiting area...Dedicated nurse station...Fully... (text truncated for print)

| | | | |
|-------------------|---|----------------------|--------------------|
| Foundation: | Slab | Roof: | Composition |
| Heating: | Central, 3 Units | Rail Service: | No |
| Air Conditioning: | Central, Three+ Central | Accessible/Adaptive: | No |
| Flood Plain: | None | Loading Facilities: | None |
| Construction: | Other | Easements: | |
| Restrictions: | None | Lot Description: | 1/2-1 Acre, Level |
| Docs Avail: | | Other Structures: | \$OTHER_STRUCTURES |
| Amenities: | | | |
| Sale Includes: | Buildings, Land | | |
| Utilities: | Electricity, Gas, Water, Telephone, Sewer, Cable TV | | |

| | | | |
|------------------|-----------------|-----------------|-------------------|
| Contingent Info: | | DOM/CDOM: 1 / 1 | Sold Price: |
| Contract Date: | Sale Trms: | Sell Points: | SQFT/Acre: |
| Closing Date: | Sell Concess: - | | Price per SQFT: |
| Sell Ofc: | Selling Agent: | | Source SQFT Acre: |

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2024 by SAN ANTONIO BOARD OF REALTORS***